
Article Six

Development Standards



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Article Six - Development Standards

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6.1 Development Standards Applicability

All new structures, structure alterations, structure relocations, structure demolitions, structure additions, structure enlargements, uses of land, changes in the use of land, expansion of existing uses and the like are subject to all development standards and regulations for the applicable zoning district.

6.2 How to Use this Article

Article Six contains Development standards which are arranged by category. There are two ways to determine which development standards apply to a specific zoning district. They are:

- A. Refer to the two-page layouts in Article Three for a specific zoning district. In the "Additional Development Standards that Apply" box for that specific Zoning District are listed four-digit codes that determine which development standards apply. Only the four-digit codes noted in the "Additional Development Standards that Apply" section apply to that Zoning District.

[As an example, on page 3-7, the four digit code "LY-01" can be found under the "Additional Development Standards that Apply" section in the Very Low Density Residential (R1) District. Therefore, the Development Standards in the section labeled "LY-01" (on page 6-3) would apply to Very Low Density Residential (R2) District.]

- B. Refer to the icons used below each development standard section in Article Six. Each development standard section begins with a four-digit code and introductory sentence followed by square icons with zoning district abbreviations (i.e. CO for the Conservation District or NC for the Neighborhood Commercial District). These district icons note that the following development standard section applies to that district.

[As an example, on page 6-3, the R2 icon can be found under the LY-01 development standard section. Therefore the language in LY-01 would apply to the R2 district.]

Lot Standards (LO)

6.3 LO-01

This Lot Standards section applies to the following districts:



The following lot standards apply:

- A. Minimum Lot Area: The minimum lot area shall be as per each two-page layout in Article Three.
- B. Maximum Lot Area: The maximum lot area shall be as per each two-page layout in Article Three.
- C. Minimum Dwelling Site Area: The minimum dwelling site area shall be as per each two-page layout in Article Three.
- D. Minimum Lot Width: The minimum lot width shall be as per each two-page layout in Article Three.
- E. Minimum Dwelling Site Width: minimum dwelling Site width shall be as per each two-page layout in Article Three.
- F. Maximum Lot Depth: The maximum lot depth shall be as per each two-page layout in Article Three.
- G. Minimum Lot Frontage: The minimum lot frontage shall be as per each two-page layout in Article Three, except that the lot frontage requirement for a cul-de-sac lot is 1/4 the distance required for standard lots.
- H. If one or more of the above listed lot standard does not appear on the two-page layout for a zoning district, then it does not apply to that particular zoning district.
- I. Only one primary structure is permitted per lot unless specifically provided otherwise.

Setback Standards (SB)

6.4 SB-01

This Setback Standards section applies to the following districts:



The following setback standards apply:

- A. Minimum Front Yard Setback: Article Three establishes for each district the minimum front yard setback for the district. Where one or more lots are improved, the depth of the front yard need not be more than the average depth of the front yards of the lots adjoining either side. An unimproved lot on either side shall be considered as having a front yard depth of the district in which it is located. The minimum front yard setback is measured from the greater of the existing right-of-way or the proposed right-of-way shown on the Thoroughfare Plan.
- B. Minimum Dwelling Site Front Yard Setback: The minimum dwelling site front yard setbacks shall be as per each two-page layout in Article Three.
- C. Minimum Side Yard Setback: The minimum side yard setbacks shall be as per each two-page layout in Article Three.
- D. Maximum Side Yard Setback: The maximum side yard setbacks shall be as per each two-page layout in Article Three.
- E. Minimum Dwelling Site Side Yard Setback: The minimum dwelling site side yard setbacks shall be as per each two-page layout in Article Three.
- F. Minimum Rear Yard Setback: The minimum rear yard setbacks shall be as per each two-page layout in Article Three.
- G. Minimum Dwelling Site Rear Yard Setback: The minimum dwelling site rear yard setback shall be as per each two-page layout in Article Three.
- H. If one or more of the above listed types of setbacks does not appear on the two-page layout for a zoning district, then it does not apply to that particular zoning district.
- I. The following site features are exempt or partially exempt from the setback requirements as stated.
 - a. Fences and walls are exempt from setbacks in this section, but must abide by the fence and wall standards in this article.
 - b. Utility poles, lines, and junction boxes are exempt from the setbacks in this section.
 - c. Landscaping is exempt from this section, but must abide by the landscaping standards.
 - d. Driveways in single family residential districts are exempt. Driveways off of alleys may be permitted.
 - e. Entrances and driveways in commercial, industrial, multifamily and institutional districts are exempt from front yard setbacks, but must abide by the entrance and driveway standards in this article.
- J. Every part of a required yard shall be open from its lowest point to the sky, unobstructed, except for the projection of sills, belt courses, cornices, and ornamental features not exceeding four (4) inches. Open balconies and cornices may project into a front yard not more than three and one half (3 ½) feet.
- K. When the lot is a corner lot at the intersection of two (2) streets on which there are lots fronting both streets within the block affected, there shall be a front yard on each street side of such corner lot conforming to the depths established by this ordinance, except that the available building width of such lot need not be reduced to less than thirty (30) feet. No accessory building on such lot shall project beyond the front yard lines as established for either street.

Sewer and Water Standards (SW)

6.5 SW-01

This Sewer and Water Standards section applies to the following districts:



The following sewer and water standards apply:

- A. Sewer and Water: Municipal sewer and water hookup is required when it is noted as such on the two-page layout in Article Three for each particular zoning district. Proposed hookups shall be installed according to the permit requirements of the appropriate authorities.
- B. If there is not a notation for sewer and water on the two-page layout for a zoning district, then sewer and water hookup is not required.

Density and Intensity Standards (DI)

6.6 DI-01

This Density and Intensity Standards section applies to the following districts:



The following density and intensity standards apply:

- A. Maximum Density: The maximum density shall be as per each two-page layout in Article Three.
- B. Minimum Lot Coverage: The minimum lot coverage shall be as per each two-page layout in Article Three.
- C. Maximum Lot Coverage: The maximum lot coverage shall be as per each two-page layout in Article Three.
- D. If one or more of the above listed density or intensity standard does not appear on the two-page layout for a zoning district, then it does not apply to that particular zoning district.

Floor Area Standards (FA)

6.7 FA-01

This Floor Area Standards section applies to the following districts:



The following floor area standards apply:

- A. The following lot standards apply to all primary and accessory structure, and land uses unless otherwise stated in this zoning ordinance.
 - a. Minimum Main Floor Area (as per each two-page layout in Article Three)
 - b. Maximum Main Floor Area (as per each two-page layout in Article Three)
 - c. Minimum Floor Area Per Unit (as per each two-page layout in Article Three)
- B. A single family dwelling shall be at least twenty-three (23) feet wide for sixty percent (60%) of its length.
- C. If one or more of the floor area standard does not appear on the two-page layout for a zoning district, then it does not apply to that particular zoning district.

Height Standards (HT)

6.8 HT-01

This Height Standards section applies to the following districts:



The following height standards apply:

- A. Maximum Structure Height: The maximum structure height shall be as per each two-page layout in Article Three except that the maximum height may be increased by up to twenty (20) feet if the following conditions are met:
 - a. The structure can be served by the Kokomo Fire Department and/or includes adequate fire suppression measures deemed appropriate by the Kokomo Fire Department.
 - b. The side yards and rear yards shall be increased one (1) foot for each additional one (1) foot increase in height above the height permitted in each two-page layout.
 - c. The additional height will not cause increased shadows on adjacent properties.
- B. Minimum Structure Height: The minimum structure height shall be as per each two-page layout in Article Three.
- C. If either of the above listed types of height standards does not appear on the two-page layout for a zoning district, then height requirements do not apply to that particular zoning district.
- D. The following structures or building features are exempt or partially exempt from the maximum structure height standard as stated:
 - a. Church steeples are allowed up to a height of 60 feet.
 - b. Water towers are allowed up to a height of 150 feet.
 - c. Noncommercial radio and television antennae are allowed up to a height of 70 feet.
 - d. Chimneys are allowed to extend 10 feet above the roof's highest point.
 - e. Mechanical appurtenances are allowed to extent 10 feet above the roof's highest point, but must be:
 1. located such that it is not visible from adjacent private and public streets, or
 2. shielded from view with a parapet or other architectural feature such that it is not visible from adjacent private or public streets.
- e. Elevator bulkheads are allowed to extent 15 feet above the roof's highest point, but must be:
 1. located such that it is not visible from adjacent private and public streets, or
 2. shielded from view with a parapet or other architectural feature such that it is not visible from adjacent private and public streets, or
 3. be constructed with the same or predominant exterior building materials, or
 4. architecturally integrated into the building's designs as to not look like an elevator bulkhead.

Accessory Structure Standards (AS)

6.9 AS-01

This Accessory Structure Standards section applies to the following districts:



The following accessory structure standards apply:

- A. Accessory structures shall comply with all development standards for the subject Zoning District unless specified otherwise.
- B. Accessory structures must relate to the primary structure and its uses; and be commonly and usually used in connection to the specific primary use.
- C. Accessory structures must not be used as residences.
- D. Accessory structures must not encroach on any platted easement.
- E. An accessory structure must be located to the rear or side of the primary structure unless specifically permitted otherwise. Accessory structures are allowed in front yards facing watercourses or lakes.
- F. A mobile home, manufactured home, recreational vehicle, semi-tractor trailer, shipping containers, truck cargo boxes, boat or motor vehicle may not be used as an accessory structure in any zoning district.
- G. Accessory structures are not permitted on a lot prior to any primary structure being constructed except where the accessory structure is being used in conjunction with the act of constructing a primary structure or for agricultural purposes.
- H. Dumpsters, compactors, and other trash receptacles are not regulated as accessory structures. See MC-06 on page 52 in this Zoning Ordinance.
- I. Swimming pools must abide by this zoning ordinance as well as Indiana State Code (675 IAC 20).
- J. Accessory structures, other than swimming pools, must be at least six (6) feet from other structures on the same or adjoining lots.

6.10 AS-02

This Accessory Structure Standards section applies to the following districts:



The following accessory structure standards apply:

- A. No more than 2 enclosed accessory structures (i.e. detached garage, pool house, shed, etc.) are permitted on a lot. This regulation does not restrict the number of non-enclosed accessory structures on a lot.
- B. The cumulative square footage of all enclosed accessory structures cannot exceed 1000 square feet or 100% of the square footage of the primary structure, whichever is less.

Accessory Structure Standards (AS)

(continued)

6.11 AS-03

This Accessory Structure Standards section applies to the following districts:



The following accessory structure standards apply:

- A. No more than one (1) detached garage or carport facility per primary structure.
- B. No more than one (1) additional enclosed accessory structure (i.e. pool house, storage building, etc.) per primary structure. This regulation does not restrict the number of non-enclosed accessory structures on a lot.
- C. The cumulative square footage of all enclosed accessory structures and carports cannot exceed 50% of the square footage of the primary structure(s).
- D. The exterior finish and facade of each enclosed accessory structure must match or closely resemble the finish and facade materials used on the primary structure. Further, enclosed accessory structures must have a residential appearance and character suited for a residential district.

6.12 AS-04

This Accessory Structure Standards section applies to the following district:



The following accessory structure standards apply:

- A. Management offices, sales offices, storage, mini-warehouses, laundry, dry cleaning facilities, and other structures customarily incidental to manufactured home parks or mobile home parks are permitted, provided the following criteria are met.
 - a. The Accessory Structure is subordinate to the residential component of the park and adds aesthetic value to the park; and
 - b. The Accessory Structure is located, designed and intended to serve only the needs of the park; and
 - c. The establishments located within the Accessory Structure present no visible evidence of their business nature to areas outside the park.
- B. Each manufactured home or mobile home is entitled to two (2) accessory structures. The total area of all accessory structures may not exceed 20% of the dwelling site. Permitted accessory structures are as follows:
 - carport
 - decks/patios
 - garage (attached or detached)
 - gazebos
 - greenhouses
 - hot tubs
 - mini barns
 - sheds
 - sport courts
 - boat houses
- C. Model manufactured or mobile homes as sales units are permitted provided that the number of model homes is limited to 5% of the authorized number of dwelling sites in the park. Model homes must comply with all standards set forth in the MP District. One (1) unit may be used as a sales office.

Accessory Structure Standards (AS)

(continued)

6.13 AS-05

This Accessory Structure Standards section applies to the following districts:



The following accessory structure standards apply:

- A. No more than one (1) enclosed accessory structures (i.e. detached garage, shed, storage building, etc.) is permitted per primary structure. This regulation does not restrict the number of non-enclosed accessory structures on a lot.
- B. The cumulative square footage of all enclosed accessory structures cannot exceed 500 square feet or 50% of the square footage of the primary structure, whichever is less.
- C. The exterior finish and facade of each enclosed accessory structure must match or closely resemble the finish and facade materials used on the primary structure. Further, enclosed accessory structures must have an appropriate appearance and character suited for the adjacent district.

6.14 AS-06

This Accessory Structure Standards section applies to the following districts:



The following accessory structure standards apply:

- A. No more than 2 enclosed accessory structures (i.e. detached garage, shed, storage building, etc.) are permitted on a lot. This regulation does not restrict the number of non-enclosed accessory structures on a lot.
- B. The cumulative square footage of all enclosed accessory structures cannot exceed 1500 square feet or 50% of the square footage of the primary structure(s), whichever is less.
- C. The exterior finish and facade of each enclosed accessory structure must match or closely resemble the finish and facade materials used on the primary structure. Further, enclosed accessory structures must have a commercial appearance and character suited for a commercial district.

6.15 AS-07

This Accessory Structure Standards section applies to the following districts:



The following accessory structure standards apply:

- A. There is no limit to the number of enclosed accessory structures (i.e. detached garage, shed, storage building, etc.) on a lot.
- B. The exterior finish and facade of each enclosed accessory structure must match or closely resemble the finish and facade materials used on the primary structure. Further, enclosed accessory structures must have a commercial or industrial appearance and character suited for an industrial district.

Fence and Wall Standards (FW)

6.16 FW-01

This Fence and Wall Standards section applies to the following districts:



The following fence and wall standards apply:

- A. All fences and walls:
 - a. Must present the non-structural face outward (e.g. the finished side outward).
 - b. Are permitted up to the property line. However, a fence must not be closer than 2 feet from any public right-of-way. In addition, fence and wall footers shall not cross the property line.
 - c. Must not be greater than 6 feet in height in the side yard and rear yard or greater than 4 feet in height in the front yard.
 - d. Must not exceed 70% opacity when used in the front yard (e.g. cannot be a solid screen).
 - e. Must abide by the vision clearance regulations.
 - f. Must not incorporate security wire or sharpened top spikes.

6.17 FW-02

This Fence and Wall Standards section applies to the following districts:



The following fence and wall standards apply:

- A. All fences and walls must present the non-structural face outward (the most aesthetically pleasing side toward neighboring properties).
- B. The maximum heights of a fence or wall is as follows:
 - a. 8 feet in a side yard.
 - b. 8 feet in a rear yard.
 - c. 5 feet in a front yard.
- C. Structural posts and columns between fence sections may extend up as much as 5% higher than the maximums stated above.
- D. Fences and walls are permitted up to the property line. However, a fence must not be closer than 2 feet from any public right-of-way. In addition, fence and wall footers shall not cross the property line.
- E. Fences and walls must abide by the vision clearance regulations.

Temporary Use/Structure Standards (TU)

6.18 TU-01

This Temporary Use/Structure Standards section applies to the following districts:



The following temporary use and structure standards apply:

- A. Temporary uses or structures must meet all standards for a permanent use or structure.
- B. If the intent is for a temporary use or structure to transition to a permanent use or structure and it is not disclosed at the time of application the transition to a permanent use or structure will not be permitted for one (1) year from the application date.
- C. The Planning Director may extend the duration of a temporary use or structure one (1) time with findings of substantial need. The duration of the extension cannot exceed the lengths of the originally permitted time (e.g. if the originally permitted time was 14 days, the extension cannot exceed another 14 days).
- D. All temporary uses or structures must be removed and the original site reverted to its original condition. Such reversion to the original state must be completed prior to the expiration of the temporary use or structure permit.

6.19 TU-02

This Temporary Use/Structure Standards section applies to the following districts:



The following temporary use and structure standards apply:

- A. Garage sales and yard sales are permitted for a total of 14 days per calendar year. No permit is required unless an applicant wishes to exceed the permitted duration. Upon successful completion of a temporary use/structure permit, a petitioner may be granted up to a total of 28 days per calendar year for a garage or yard sale, at the discretion of the Planning Director.
- B. Roadside stands are permitted for a total of 14 days per calendar year. No permit is required unless an applicant wishes to exceed the permitted duration. Upon successful completion of a temporary use/structure permit, a petitioner may be granted up to a total of 28 days per calendar year for a roadside stand, at the discretion of the Planning Director.
- C. Tents for a private party or event are permitted for a total of 14 days per calendar year. No permit is required unless an applicant wishes to exceed the permitted duration. Upon successful completion of a temporary use/structure permit, a petitioner may be granted up to a total of 28 days per calendar year for a private party tent, at the discretion of the Planning Director.
- D. Construction trailers for a residential construction project are permitted for up to 12 months. A temporary use/structure permit is required.

Temporary Use/Structure Standards (TU) (continued)

6.20 TU-03

This Temporary Use/Structure Standards section applies to the following districts:



The following temporary use and structure standards apply:

- A. Construction trailers for a commercial or industrial construction project are permitted for up to 12 months. A temporary use/structure permit is required. The Planning Director shall have discretion as to the placement, quantity, duration and size of construction trailers used.
- B. Roadside stands, outdoor sales or events are permitted for a total of 14 days per calendar year. No permit is required unless an applicant wishes to exceed the permitted duration. A petitioner may be granted a temporary use/structure permit for up to 60 days per calendar year. The permit may be extended for up to 2 additional 60 day periods during the same calendar year at the discretion of the Planning Director after his inspection of the permitted site. The Planning Director shall have discretion as to the placement, quantity, duration, site condition and size of temporary use/structure permitted roadside stands, outdoor sales or events.
- C. Roadside sales of fireworks are not permitted under any circumstances.

Home Occupation Standards (HO)

6.21 HO-01

This Home Occupation Standards section applies to the following districts:



The following home occupation standards apply:

- A. The home occupation must not involve retail sales (i.e. walk-in sales) or manufacturing operations.
- B. The home occupation must not involve the employment of any person other than those residing at the location of the home occupation.
- C. The equipment used for the business must be limited to computers, fax machines, telephones, copy machines, and other small office equipment.
- D. There may not be any exterior storage or display of products, equipment or materials used in connection with the home occupation.
- E. No more than 15% of the total floor area of the primary structure may be used for the home occupation.
- F. There shall not be any exterior, structural or aesthetic alterations to the dwelling unit to accommodate the home occupation.
- G. There shall not be any room additions, structural or aesthetic alterations that change the residential character of the dwelling unit to accommodate the home occupation.
- H. There may not be additional entrances to the dwelling unit for the purpose of conducting business or to accommodate the business.
- I. Business operations in any accessory structure are not permitted.
- J. The home occupation may not generate any additional traffic.
- K. No signage for the business is allowed on or off the property.
- L. No business practice, function, equipment, or process shall create electrical interference, odors, noise, vibration, light, smoke, fumes, or any thing offensive.
- M. The home occupation may not demand increasing or enhancing the size, capacity, or flow of the water, gas, septic, sewer, or electrical systems beyond what is standard for a residence.
- N. No additional parking may be added to the property on which the residence is located to accommodate the home occupation.
- O. Use of commercial vehicles for pickup and deliveries other than from the U.S. Postal Service, UPS, and other express couriers is not permitted.
- P. A home office, telecommuting office, professional service, design service, catalog business, internet business, clergy office or the like is permitted.
- Q. The following types of business are not permitted as home occupations:
 - medical clinic of any kind
 - clothing shop
 - funeral home
 - tourist home
 - animal hospital
 - kennel
 - trailer rental
 - automobile, motor vehicle, or equipment repair of any kind
 - painting of automobiles, motor vehicles, or equipment of any kind
 - photo developing
 - television, radio or other electronics repair
 - tooling, welding, or machining of any kind
 - retail or manufacturing of any kind

Home Occupation Standards (HO)

(Continued)

- tool or equipment rental of any kind
 - restaurant or similar establishment
 - salvage operation of any kind
 - freight or trucking operation of any kind
 - contractor business
 - landscaping/lawn care business
 - fortune telling
 - tattooing, piercing or body art
 - similar businesses
- R. Any home occupation may be deemed not-permitted if in a public hearing on the matter the Board of Zoning Appeals rules the home occupation to be a nuisance. Any person reasonably affected by the home occupation or the Planning Director may request such a hearing.
- S. Uses not specifically mentioned will be interpreted by the Planning Director or BZA as to whether the use is permitted or not.

6.22 HO-02

This Home Occupation Standards section applies to the following districts:



The following home occupation standards apply:

- A. The home occupation must not involve retail sales (i.e. walk-in sales) or manufacturing operations.
- B. At least one (1) member residing on the premises must be the primary operator of the business and that business must be that person's primary work.
- C. The equipment used for the business must be limited to computers, fax machines, telephones, copy machines, small office equipment, beautician/barber chair and mechanical equipment used for purely domestic or hobby purposes.
- D. There must not be any exterior storage or display of products, equipment or materials used in connection with the home occupation.
- E. No more than 25% of the total floor area of the primary structure shall be used for the home occupation.
- F. There shall not be any exterior, structural or aesthetic alterations to the dwelling unit to accommodate the home occupation.
- G. There shall not be any room additions, structural or aesthetic alterations that change the residential character of the dwelling unit to accommodate the home occupation.
- H. There shall not be an additional entrances to the dwelling unit for the purpose of conducting business or to accommodate the business.
- I. Accessory structures may be used provided the use does not create a nuisance.
- J. Minimal traffic generation due to the business will be permitted.
- K. A small sign not exceeding 2 square feet will be allowed on the primary structure. No off-site signs or signs in the yard of the property shall be permitted.
- L. No business practice, function, equipment, or process shall create electrical interference, odors, noise, vibration, light, smoke, fumes, or any thing offensive beyond the property lines for the dwelling unit.
- M. The home occupation may not demand increasing or enhancing the size, capacity, or flow of the water, gas, septic, sewer, or electrical systems beyond what is standard for a residence.
- N. One (1) additional parking space shall be added to the property on which the residence is located to accommodate the home occupation.
- O. Use of commercial vehicles for pickup and deliveries other than from the U.S. Postal Service, UPS,

Home Occupation Standards (HO)

(Continued)

and other express couriers is not permitted.

- P. A home office, telecommuting office, professional service, domestic crafts (i.e. weaving, sewing, dressmaking), furniture repair, art and music training, tutoring, hair cutting/styling, design service, catalog business, internet business, clergy office or the like is permitted.
- Q. The following types of business shall not be permitted:
- medical clinic of any kind
 - clothing shop
 - funeral home
 - tourist home
 - animal hospital
 - kennel
 - trailer rental
 - automobile, motor vehicle or equipment repair of any kind
 - painting of automobiles, motor vehicles, or equipment of any kind
 - photo developing
 - television, radio or other electronics repair
 - tooling, welding, or machining of any kind
 - tool or equipment rental of any kind
 - restaurant or similar establishment
 - salvage operations of any kind
 - freight or trucking operations of any kind
 - contractors business
 - landscaping/lawn care business
 - fortune telling
 - tattooing, piercing or body art
 - similar businesses
- R. Any home occupation may be deemed not-permitted if in a public hearing on the matter the Board of Zoning Appeals rules the home occupation to be a nuisance. Any person reasonably affected by the home occupation or the Planning Director may request such a hearing.
- S. Uses not specifically mentioned will be interpreted by the Planning Director or BZA as to whether the use is permitted or not.

Landscaping Standards (LA)

6.23 LA-01 [General Landscaping Standards]

This Landscaping Standards section applies to the following districts:



The following landscape standards apply:

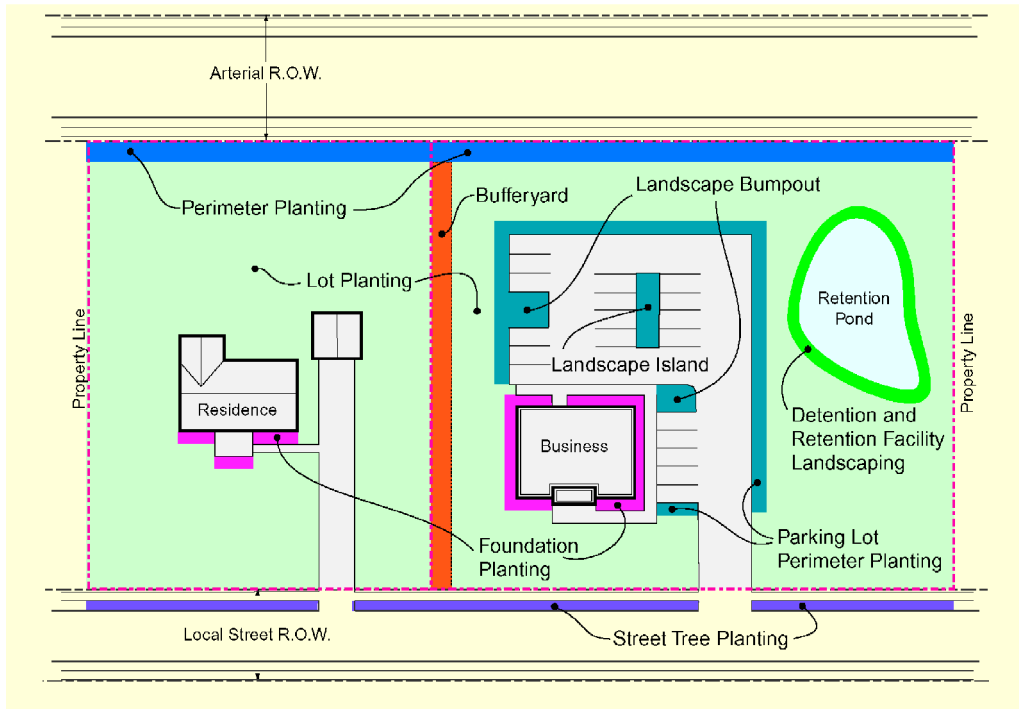
- A. Softscape material (i.e. trees, shrubs, mounds, etc.) and hardscape material (i.e. accent lighting, retaining walls, sculpture, etc.) may extend into any existing or proposed right-of-way with the written permission of the Board of Public Works.
- B. Softscape material and hardscape material may extend into an existing or proposed easement with the written permission from the utilities using or which may use the easement.
- C. The landowner and their successors in interest are responsible for the regular maintenance of all landscaping elements.
- D. All softscape material shall be maintained free from disease, pests, weeds, litter and erosion.
- E. All hardscape material shall be refinished, repaired, cleaned and/or replaced periodically to maintain a structurally and aesthetically sound condition.
- F. Any softscape material required by this Zoning Ordinance, the Plan Commission, or the Board of Zoning Appeals that dies, or is otherwise removed, must be replaced within 60 days of death. The Planning Director may grant up to a 90 day extension due to the weather.
- G. The use of species native to the region is encouraged.
- H. Under no circumstances may the species identified and listed in Schedule A - Invasive, Pest or Poor Characteristic Plants be used for minimum planting requirements in this ordinance.

Schedule A		Pest Plants
Scientific Name	Common Name	
Acer ginnala	Amur maple	
Acer platanoides	Norway maple	
Ailanthus altissima	Tree-of-heaven	
Albizia julibrissin	Mimosa	
Euonymus alata	Winged wahoo-burning bush	
Euonymus fortunei	Winter creeper	
Ligustrum spp.	Privets	
Ligustrum vulgare	Privet	
Lonicera japonica	Japanese honeysuckle	
Lythrum salicaria	Purple loosestrife	
Pinus nigra	Austrian pine	
Polygonum cuspidatum	Japanese knotweed	
Pueraria lobata	Kudzu vine	
Rhamnus davurica	Common buckthorn	
Rhamnus davurica	Dahurian buckthorn	
Rhamnus frangula	Alder buckthorn	

Landscaping Standards (LA)

(continued)

- I. This ordinance recognizes the need for landscaping requirements in four different areas on a property. They are yard planting areas, parking lot planting areas, foundation planting areas, and bufferyard areas. The below image conceptually demonstrates the location of each landscape area.



- J. Under no circumstances may any artificial plant be installed and/or counted as part of the minimum planting required in the Zoning Ordinance.
- K. The preservation of an existing healthy tree shall constitute a credit toward the minimum landscape requirements in this ordinance. A credit will be given per tree that contributes to and satisfies the intent of a particular section of the landscape standards in this article. The following credits shall be granted for an existing tree as follows:
- For each preserved deciduous tree over 2 inches but less than five 5 inches diameter at breast height (DBH) a credit for 2 deciduous tree shall be granted.
 - For each preserved deciduous tree over 5 inches but less than 8 inches DBH a credit for 3 deciduous trees shall be granted.
 - For each preserved deciduous tree over 8 inches but less than 12 inches DBH a credit for 4 deciduous trees shall be granted.
 - For each preserved deciduous tree over 12 inches DBH a credit for 5 deciduous trees shall be granted. The Planning Director may grant larger credits for trees over 12 inches DBH upon request.
 - For each preserved evergreen tree over 6 feet tall but less than 10 feet tall shall be granted credit for 2 evergreen trees.
 - For each preserved evergreen tree over 10 feet tall shall be granted credit for 3 evergreen trees. The Planning Director may grant larger credits for evergreen trees over 10 feet tall upon request.
- L. Any trees to be preserved must have orange construction fencing installed around them at or beyond their drip lines.

Landscaping Standards (LA)

(continued)

- M. Any trees marked "Do Not Remove" on the site plan that are removed or injured beyond repair must be replaced by one or more similar specie trees with a cumulative DBH of 1.25 times the DBH of the tree which was to be preserved.
- N. All deciduous trees planted for a bufferyard must have at least a 1.5 inch caliper and all evergreens must be at least 3 feet in height when planted.
- O. All tree caliper's must be measured using DBH.
- P. If the applicant can produce evidence that the planting area is unsuitable for the required tree due to soil or site conditions, the applicant may substitute another type of tree as approved by the Planning Director.

6.24 LA-02 [Single Family Residential Planting Standards]

This Landscaping Standards section applies to the following districts:



The following landscaping standards apply:

- A. Lots with less than 10,000 square feet shall be required to plant one (1) tree in the yard planting area.
- B. Lots over 10,000 square feet but less than 20,000 square feet shall be required to plant 2 trees in the yard planting area.
- C. Lots over 20,000 square feet shall be required to plant 3 trees plus one (1) additional per every 10,000 square feet over 20,000 square feet.
- D. All primary structures shall have a minimum of 2 shrubs or trees planted in the foundation planting area (e.g. along each side of a home's foundation facing a street). These foundation planting shall be within 6 feet of the foundation.
- E. Substitutions or alterations of minimal planting required may be reviewed and approved by the Planning Director, but must be equal to or greater than that which is required.

6.25 LA-03 [Multifamily Residential Planting Standards]

This Landscaping Standards section applies to the following districts:



The following landscaping standards apply:

- A. Lots with less than 10,000 square feet shall be required to plant 2 trees in the yard planting area.
- B. Lots over 10,000 square feet but less than 20,000 square feet shall be required to plant 3 trees in the yard planting area.
- C. Lots over 20,000 square feet shall be required to plant 4 trees plus one (1) more per every 10,000 square feet over 20,000 square feet.
- D. All primary structures shall have a minimum of one (1) shrub or tree planted per 20 lineal feet of foundation facing a street or parking area. These foundation planting shall be located within 10 feet of the foundation.
- E. Substitutions or alterations of minimal planting required may be reviewed and approved by the Planning Director, but must be equal to or greater than that which is required.

Landscaping Standards (LA)

(continued)

6.26 LA-04 [Manufactured Home Park Planting Standards]

This Landscaping Standards section applies to the following districts:



The following landscaping standards apply:

- A. Each manufactured home park shall be required to plant two (2) trees per 15,000 square feet of lot area. These planting may be located on dwelling sites or common areas.
- B. For every 10 dwelling sites in a manufactured home park one (1) tree must be planted in the yard planting area.
- C. All dwelling sites shall have a minimum of 2 shrubs or trees planted in the foundation planting area or next to the main entrance into the home. These foundation planting shall be within 6 feet of the foundation.
- D. All common or administrative buildings shall have a minimum of one (1) shrubs or trees planted per 20 lineal feet of foundation facing a street or parking area. These foundation planting shall be located within 10 feet of the foundation.
- E. Substitutions or alterations of minimal planting required may be reviewed and approved by the Planning Director, but must be equal to or greater than that which is required.

6.27 LA-05 [Commercial/Industrial Landscaping Standards]

This Landscaping Standards section applies to the following districts:



The following landscaping standards apply:

- A. Lots with less than 20,000 square feet shall be required to plant 2 trees in the yard planting area.
- B. Lots over 20,000 square feet but less than 40,000 square feet shall be required to plant 3 trees in the yard planting area.
- C. Lots over 40,000 square feet shall be required to plant 4 trees plus one (1) additional tree per every 20,000 square feet over 40,000 square feet.
- D. Foundation planting are required for all primary structures when they face a street or parking area.
- E. Foundation planting must be provided at a ratio of one (1) tree or large shrub per 50 lineal feet of foundation facing a street or parking area. These foundation planting shall be located within 30 feet of the building's foundation. The foundation planting shall not be placed at regular intervals. Rather, clustering and variation of distance between the plant and the foundation is required.
- F. Parking lot plantings are required for any parking lot over 20 spaces. Parking lots over 20 spaces must provide perimeter landscaping as follows:
 - a. One (1) tree per 60 lineal feet of circumference around the parking lot.
 - b. One (1) shrub per 30 lineal feet of a parking lot facing a public street.
 - c. Trees and shrubs may be spaced irregularly in informal groupings.
 - d. The trunk of any tree or shrub must not be planted within 5 feet of the parking lot edge or impervious surface.
 - e. At the election of the petitioner, as much as 50% of the required tree and shrub plantings may be planted in parking lot landscape islands or bumpouts. Islands or bumpouts must be 150 square feet in area or greater and be mulched or hardy ground cover used (i.e. plant material).
- G. Substitutions or alterations of minimal plantings required may be reviewed and approved by the Planning Director, but must be equal to or greater than that which is required.

Landscaping Standards (LA)

(continued)

6.28 LA-06 [Parking Lot Planting Standards]

This Landscaping Standards section applies to off site parking lots and the following district:



The following landscaping standards apply:

- A. Parking lot plantings are required for any parking lot over 20 spaces. Parking lots over 20 spaces must provide perimeter landscaping as follows:
 - a. One (1) tree or shrub per 20 parking spaces must be planted. It is strongly recommended to not plant ornamental trees or trees with surface root growth.
 - b. Trees and shrubs may be spaced irregularly in informal groupings.
 - c. The trunk of any tree or shrub must not be planted within 4 feet of the parking lot edge or impervious surface.
 - d. The petitioner may plant the required tree and shrub plantings around the perimeter or in parking lot landscape islands or bumpouts. No landscape island or bumpout may be less than 150 square feet in area. All islands must be mulched or use a hardy ground cover (i.e. plant material).
- B. Substitutions or alterations of minimal plantings required may be reviewed and approved by the Planning Director, but must be equal to or greater than that which is required.
- C. Reasonable substitutions for trees and shrubs in an urban environment may include:
 - a. Brick masonry half-walls used along perimeter areas of a parking lot (generally, 10 feet of wall can be substituted for 1 tree or shrub).
 - b. Large planters with plants (generally, 2 large planters can be substituted for 1 tree or shrub).
 - c. Earthen berms with hardy ground cover (generally, 10 feet of berm 30 inches tall can be substituted for 1 tree or shrub).
 - d. Window boxes with plants (generally, 15 lineal feet of window boxes can be substituted for 1 tree or shrub).
 - e. Combinations of the above items will also be considered by the Planning Director.
- D. In the event the petitioner and Planning Director cannot reach an agreement for substitutions which are equal to or greater than the required standards, then the standard requirements shall be required.
- E. The BZA approval of a special exception of an off site parking lot may include additional conditions as it deems necessary.

Landscaping Standards (LA)

(continued)

6.29 LA-07 [Bufferyard Planting Standards]

This Landscaping Standards section applies to the following districts:



The following landscaping standards apply:

- The bufferyard standards only apply along the property lines where the two (2) conflicting Zoning Districts meet.
- The property which is zoned for higher intensity uses is responsible for installing the bufferyard.
- A natural or irregular row and spacing of trees is preferred in a bufferyard.
- The following matrix determines the type of bufferyard which must be installed. First find the Zoning District of the Subject Property (across the top). Second, find the Zoning District of the Adjacent property (in the left column). Where the two intersect on the matrix there is the letter "A", "B", "C", "D" or a blank space. When there is a blank space no bufferyard is required. If an "A", "B", "C" or "D" is indicated in the matrix, a bufferyard is mandatory.

Adjacent District	Zoning District of Subject Property											
	M1	M2	MP	NC	IS	OC	DC	C1	C2	LI	MI	HI
AG		A	A	B	B	B		B	B	B	B	B
PR	A	A	A	A	A	B		B	B	C	C	D
R1	A	B	B	B	B	C		C	C	C	D	D
R2	A	B	B	B	B	C		C	C	C	D	D
R3		B	B	B	B	C		C	C	C	D	D
R4		A	B	A	B	B		C	C	C	C	D
R5		A	B	A	B	B		C	C	C	C	D
M1		A	B	A	B	B		C	C	C	C	D
M2			A	A	B	B		B	C	C	C	C
MP				A	B	B		B	C	C	C	C
NC					A	A		B	B	B	C	C
IS						A		A	B	B	B	C
OC								A	A	A	B	C
DC												
C1										A	B	B
C2										A	B	B
LI												A
MI												
HI												

A = "A" Buffer Yard
B = "B" Buffer Yard

C = "C" Buffer Yard
D = "D" Buffer Yard

- Bufferyard "A": If bufferyard "A" is required the following standards must be met.
 - One (1) canopy tree and one (1) evergreen tree must be planted for every 70 feet of contiguous boundary with the conflicting district. All numbers shall be rounded up to the nearest multiple of 70.
 - All trees must be planted between 5 and 15 feet from the property line that is contiguous to the conflicting property.
- Bufferyard "B": If bufferyard "B" is required the following standards must be met.
 - An additional 10 feet of setback is required in addition to the normal setback. A lot established, before the effective date of this ordinance, may substitute a solid wall, compact evergreen screen or board fence of uniform color having a height of not less than five (5) feet for the 10 feet additional setback. Any compact evergreen screen shall screen any ground level windows on adjoining lots from any lights on the lot at the time of planting.

Landscaping Standards (LA)

(continued)

- b. One (1) canopy tree and 2 evergreen trees must be planted for every 50 feet of contiguous boundary with the conflicting district. All numbers shall be rounded up to the nearest multiple of 50.
 - c. All trees must be planted between 5 and 15 feet from the property line.
- G. Bufferyard "C": If bufferyard "C" is required the following standards must be met.
- a. An additional 20 feet of setback is required in addition to the normal setback. A lot established, before the effective date of this ordinance, may substitute a solid wall, compact evergreen screen or board fence of uniform color having a height of not less than five (5) feet for the 20 feet additional setback. Any compact evergreen screen shall screen any ground level windows on adjoining lots from any lights on the lot at the time of planting.
 - b. One (1) canopy tree must be planted for every 30 feet of contiguous boundary with the conflicting district. All numbers shall be rounded up to the nearest multiple of 30.
 - c. One (1) evergreen tree must be planted for every 50 feet of contiguous boundary with the conflicting district. All numbers shall be rounded up to the nearest multiple of 50.
 - d. Irregular spacing is allowed, but no two trees shall be planted more than 60 feet from one another.
 - e. A 5 foot tall opaque fence, or 4 foot tall undulating berm, may be used along 90% of the entire length of the abutting property lines as a substitute for either 50% of the evergreen trees required or 25% of the canopy trees required.
 - f. All trees must be planted between 5 and 25 feet from the property line of the subject property.
- H. Bufferyard "D": If bufferyard "D" is required the following standards must be met.
- a. An additional 30 feet of setback is required in addition to the normal setback. A lot established, before the effective date of this ordinance, may substitute a solid wall, compact evergreen screen or board fence of uniform color having a height of not less than five (5) feet for the 30 feet additional setback. Any compact evergreen screen shall screen any ground level windows on adjoining lots from any lights on the lot at the time of planting.
 - b. A 6 foot tall opaque fence, or 5 foot tall undulating berm, and/or a row of evergreen trees, that are 6 feet in height when planted and no more than 12 feet apart, must also be placed parallel to the property line and at least 25 feet back from the property line.
 - c. One (1) canopy tree must be planted for every 40 feet of contiguous boundary with the conflicting district. All numbers shall be rounded up to the nearest multiple of 40.
 - d. One (1) evergreen tree must be planted for every 50 feet of contiguous boundary with the conflicting district. All numbers shall be rounded up to the nearest multiple of 50.
 - e. The trees required in "c" and "d" above are required to be irregularly spaced. No two trees shall be more than 60 feet from one another.
 - f. The trees required in "c" and "d" above are required to be planted within 20 feet of the property line.
- I. The Planning Director may lessen these requirements by as much as 25% due to site conditions or special site features.

Landscaping Standards (LA)

(continued)

6.30 LA-08 [Expressway Bufferyard Standards]

This Bufferyard Standards section applies to the following districts:



The following bufferyard standards apply to properties which are adjacent to an expressway:

- A. All primary structures must be a minimum of 100 feet from the lot line that is adjacent to the expressway. In addition the following buffer requirements apply:
 - a. A staggered row of deciduous canopy trees must be planted such that there is one tree every 30 feet along the entire property line that abuts the expressway.
 - b. Additionally, a 6 foot tall fence, or 5 foot tall undulating berm, or a row of evergreen trees no less than 12 feet apart must also be planted parallel to the property line and the evergreen trees must be at least 20 feet from the deciduous canopy trees.
 - c. All trees must be planted between 10 and 40 feet from the property line and within the subject property.
- B. Trees, vegetation, irrigation systems, fences, walls and other landscape elements shall be considered as elements of the project in the same manner as parking and other site details. The applicant and/or landowner, and their successors in interest, are responsible for the regular maintenance of all landscaping elements so that they are kept in good condition. All landscaping must be maintained free from disease, pests, weeds and litter. All landscape structures such as fences and walls must be repaired and replaced periodically to maintain a structurally and aesthetically sound condition.
- C. Any landscape element that dies, or is otherwise removed, must be promptly replaced based on the requirements of Article Six.
- D. The Planning Director may waive the requirements for a wall or berm if the expressway has a natural or built feature that serves the same purpose.

Environmental Standards (EN)

6.31 EN-01

This Environmental Standards section applies to the following districts:



The following environmental standards apply:

- A. Erosion Prevention: All land, regardless of slope, from which structures or natural cover has been removed or otherwise destroyed, must be appropriately graded and seeded after the removal or destruction of said natural cover to prevent erosion. Any development or site improvement shall provide erosion control measures in accordance with local erosion control ordinances, adopted guidelines and standards, and all State and Federal requirements.
- B. Alterations to Shoreline: No alteration of a shoreline, wetland or bed of a stream or creek shall be made until written approval is obtained from the appropriate government agency and the provisions of this Zoning Ordinance are complied with. Alterations include, among other things, filling of a stream, creek, regulated ditch or wetlands, and dredging of a stream, creek or ditch.
- C. Retention, Detention, and Pond Edges:
 - a. The use of engineered hard edges is not permitted except around inlets and outlets. The use of engineered hard edges may not exceed 5% of lineal feet of the total edge of any retention facility, detention facility, or pond. "Rip-rap" above the water level is discouraged.
 - b. All retention ponds shall be designed in a manner to allow a person or child to stand-up when within 5 feet of the waters edge. For this reason, the maximum depth of water within 5 feet of the waters edge (shore line) shall not exceed 2 feet in depth.
 - c. All retention facilities shall allow a person or child to walk-out if they inadvertently fall into the retention facility. For this reason, the maximum slope into and out of the retention pond shall be 1 foot of rise per every 8 feet of run (1:8 slope).
- D. Waste Disposal: No waste materials such as garbage, rubbish, trash, construction material, gasoline, oil, flammables, soils, tars, chemicals, greases, industrial or agricultural waste, or any other material of such nature, quantity, obnoxiousness, toxicity, or temperature that may contaminate, pollute, or harm the waters may be deposited, located, stored, or discharged on any lot in a way that would be likely to runoff, seep, or wash into surface or ground water.
- E. Fuel Storage: No flammable or explosive liquids, solids, or gasses as specified by the State Fire Marshal may be stored in bulk above ground, except tanks or drums of fuel connected directly with energy devices or heating appliances located and operated on the same lot as the tanks or drums of fuel.
- F. Debris/Refuse: Debris, refuse, trash, construction material, garbage, litter, unfinished buildings without proper permits, scrap metals, or rotting wood may not accumulate on any property.
- G. Plumbing Systems: Any development or site improvements shall provide adequate, operational plumbing systems to connect to public water and sanitary sewer systems. The systems shall conform to the standards adopted by the appropriate governing body.
- H. Drainage: Any development or site improvement shall include adequate provisions for accommodating surface drainage, storm water detention and storm sewer system design in accordance with local drainage ordinances, adopted drainage design guidelines and standards, and all State and Federal requirements.

Performance Standards (PF)

6.32 PF-01

This Performance Standards section applies to the following districts:



The following performance standards apply:

- A. Air Pollution: No use on a property shall release fly ash, dust, smoke, vapors, noxious, toxic or corrosive matter or other air pollutants in such concentration as to be detrimental to health, animals, vegetation or property, or to conflict with public air quality standards.
- B. Electrical Disturbance: No use on a property shall cause electrical disturbance adversely affecting radio, television or other equipment in the vicinity.
- C. Fire Protection: Fire fighting equipment and prevention measures acceptable to the local Fire Departments shall be readily available and apparent when any activity involving the handling and storage of flammable or explosive materials is conducted.
- D. Noise: Noise levels shall not exceed the following:
 - a. No use on a property shall produce sustained noise over 50 decibels when adjacent to residential uses or 70 decibels when adjacent to all other uses. Decibels levels apply at all times of the day and shall be measured at any property line.
 - b. No use on a property shall produce repetitive noise over 70 decibels when adjacent to residential uses or 83 decibels when adjacent to all other uses. Decibels levels apply at all times of the day and shall be measured at any property line.
 - c. No use on a property shall produce short bursts of noise over 83 decibels when adjacent to any land use. Decibels levels apply at all times of the day and shall be measured at any property line.
 - d. Any noise that exceeds the above limits shall be muffled or otherwise controlled so as not to exceed these limits. Public safety sirens and related apparatus used solely for public purposes shall be exempt from this standard.
- E. Odor: No use on a property shall emit across lot lines any gas or matter with a bad odor in such quantity as to be readily detectable at any point along such lines.
- F. Vibration: No use on a property shall cause vibrations detectable beyond lot lines without the aid of instruments.

Lighting Standards (LT)

6.33 LT-01

This Lighting Standards section applies to the following districts:



The following lighting standards apply:

- A. All lot lighting must be shielded with opaque material to prevent direct lighting on streets, alleys, and adjacent properties.
- B. All ground lighting used to cast light on building facades, features of buildings or signs must have shields to assure that light does not project beyond the building or sign and must utilize the least amount of light necessary to light the facade, building feature or sign. The light fixture and bulb must be shielded from view of any street, sidewalk, or parking lot.
- C. Lighting fixtures and poles for parking lots must all be consistent in color, size, height, and design.
- D. All parking lot lights must utilize cutoff luminaires with 90° or less of an angle (downlighting).
- E. Parking lot lights must not exceed 25 feet in height.
- F. All freestanding lights and lights mounted on walls or facades must have cutoff luminaires with 90° or less of an angle (downlighting).
- G. All lighting fixtures and poles within a single development must be consistent in style, design and color.
- H. Lighting from a property may not cause more than a 1/2 foot candle of illumination beyond the property line of that property. The only exceptions to this standard are as follows:
 - a. When the subject property is zoned for business use and the adjacent property is also zoned for business or industrial use, then the allowable light at the property line is one (1) foot candle (only on the sides of the property that are adjacent to the similar Zoning District) .
 - b. When the subject property is zoned for industrial use and the adjacent property is also zoned for industrial use, then the allowable light at the property line is 2 1/2 foot candles (only on the sides of the property that are adjacent to the similar Zoning District).
- I. Measurements of light readings shall be taken along any property line of the subject property with a light meter facing the center of the property at a height of 6 feet.

Sign Standards (SI)

6.34 SI-01 (General Sign Standards)

This Sign Standards section applies to the following districts:



The following sign standards apply:

- A. Except as otherwise provided herein, it shall be unlawful for any person to erect, construct, enlarge, move or convert any sign without first obtaining a sign permit from the Planning Director.
- B. Abandoned Signs: A sign, all mountings, and related components shall be removed by the owner or lessee of the premises upon which the sign is located when the business which it advertises is no longer conducted on the premises. If the owner or lessee fails to remove the sign, the Planning Director shall give the owner 30 days written notice to remove it. Upon failure to comply with this notice, the Planning Director may remove the sign. Any cost associated with signs removed by the Planning Director shall be reimbursed by the owner of said sign. Should said sign not be redeemed within 45 days of its removal, it may be disposed of in any manner deemed appropriate by the City.
- C. Illuminated Signs: All illuminated signs shall comply with the following standards:
 - a. All illuminating elements shall be kept in satisfactory working condition and immediately repaired or replaced if damaged or burned out.
 - b. All electrical wiring for permanent signs shall be in conduit and shall meet or exceed all applicable electrical codes.
 - c. The direct or reflected light from a primary light source shall not create a traffic hazard to operators of motor vehicles on public and/or private roadways.
 - d. The light from any illuminated sign shall be shaded, shielded, or directed such that the light intensity or brightness will not be objectionable to the surrounding properties. No light shall shine directly onto an adjacent property.
- D. Exempt Signs: The following items are allowed and are exempt from the sign provisions of this Zoning Ordinance, except as listed in subsection "e" below.
 - a. Flags of any country, state, unit of local government, institution of higher learning, or similar institutional flags.
 - b. Names of buildings, date of erection, monumental citations, commemorative tablets and the like when carved into stone, concrete or similar material or denoted on a commemorative plaque made of bronze, brass, or other permanent material and made an integral part of the structure. No commercial messages or logos are permitted on such signs.
 - c. Signs of a noncommercial nature and in the public interest erected by an officer of the City, including signs to promote safety, no trespassing, traffic signs, memorial plaques, historical interest signs, and signs directing people to public and quasi-public facilities.
 - d. Utility signs used to mark cables, pipes and lines for public and private utilities except if determined to be a hazard by the Planning Director.
 - e. Under no circumstances may an exempt sign exceed the maximum height standard for its district, or be placed in the vision clearance triangle, or otherwise constitute a public hazard.
- E. Prohibited Signs: The following types of signs are expressly prohibited in all Zoning Districts.
 - a. Signs that utilize any motion picture, laser, or visual projection of images or copy.
 - b. Signs that emit audible sound, odor or visible matter.
 - c. Signs that purport to be, are imitations of, or resemble an official traffic sign or signal.
 - d. Signs which bear the words "stop", "slow", "caution", "danger", "warning", or similar words.
 - e. Lights that resemble an emergency or road equipment vehicle.
 - f. Signs in a right of way.

Sign Standards (SI)

(Continued)

- g. Signs that hide or partially hide from view any traffic or roadway sign, signal or device.
 - h. Signs within the vision clearance triangle.
 - i. Signs that extend above the roof line or parapet of a building.
 - j. Signs mounted on the roof of a structure.
 - k. Signs that have blinking, flashing, or fluttering lights.
 - l. Signs that have changing light intensity, brightness or color, or give such illusion.
 - m. Signs that obstruct any door, fire escape, stairway, or opening intended to provide entrance or exit for a building or structure.
 - n. Signs placed on vehicles parked on public or private property primarily for the purpose of displaying the sign. Prohibited signs do not include those displayed on vehicles parked for the purpose of lawfully making deliveries or random sales or service. Prohibited signs do not include vehicles which are customarily used for transporting persons or properties, and vehicles parked at a driver's place of residence during non-business hours or for incidental purposes.
 - o. Any sign that is not expressly permitted in this Zoning Ordinance.
 - p. Signs which contain statements, words, or pictures of an obscene, indecent, or immoral character, such as will offend public morals or decency.
- F. Noncommercial message: Noncommercial messages are permitted on all permitted signs.
- G. Sign Area: the following items are used for determining the area of signs:
- a. Single Faced Signs – Area shall be determined by the smallest circle, triangle or rectangle that can be used to enclose the sign, exclusive of supporting members that bear no message.
 - b. Double Faced Signs – The area of such signs shall be determined in the same manner as single faced signs and shall be allowed on each side, provided that the facings are back-to-back. A V-type sign may be permitted, if the greatest point of separation between the sign faces does not exceed 15 feet.
 - c. Multi-faced Signs - Area shall be determined by the smallest circle, triangle or rectangle that can be used to enclose the largest single surface or largest cross-section of the sign, exclusive of supporting members that bear no message.”

6.35 SI-02 [Residential Temporary Signs]

This Temporary Sign Standards section applies to the following districts:



The following sign standards apply:

- A. Two (2) temporary signs no larger than 18 square feet each in size are allowed without a permit for the duration of a temporary event (i.e. garage sale, yard sale, sale of the property, political campaign, etc.). A grace period of one (1) week is allowed for the removal of said sign. These signs shall not include changeable copy. Political campaign signs are exempt from the two (2) temporary signs limit.
- B. One (1) temporary sign no larger than 32 square feet in size is allowed without a permit for one (1) week during each calendar year. This sign may include changeable copy.
- C. This temporary sign shall be at least 5 feet from any property line.
- D. This temporary sign shall not exceed 5 feet in height.

6.36 SI-03 [Commercial and Industrial Temporary Signs]

This Temporary Standards section applies to the following districts:



The following sign standards apply:

Sign Standards (SI) (Continued)

- A. Two temporary signs no larger than 32 square feet each in size are allowed without a permit for the duration of a temporary event (i.e. sale of the property, construction project, etc.). A grace period of one (1) week is allowed for the removal of said sign. A third temporary sign no larger than 30 square feet in size and used for the same purpose is allowed if the subject property has over 200 lineal feet of frontage on a public street or has a primary structure over 50,000 square feet. These signs shall not include changeable copy.
- B. A temporary sign shall be at least 10 feet from the property line.
- C. Streamers, pennants, and inflatables are allowed without a permit for grand openings or special promotions. Such devices shall be permitted under the following conditions.
 - a. Such devices shall not pose a risk to pedestrian or vehicular safety.
 - b. Such devices shall be at least 10 feet or the a distance equivalent to the height of the inflatable device from the property line, whichever is greater.
- D. Temporary signs in windows are allowed without a permit as follows.
 - a. Window signs shall only be used on first floor windows.
 - b. No single window shall exceed 70% coverage by a sign.
 - c. The number of windows on a structure's first floor used for signs shall not exceed 50% of the total number of windows.
- E. Additional temporary signs require a temporary sign permit and must meet the following standards:
 - a. Any additional temporary sign shall be permitted for up to 180 days during one or more display periods designated on the temporary sign permit.
 - b. Any additional temporary sign shall not exceed 120 square feet in size.
 - c. The maximum number of additional temporary signs permitted per property at any time shall be 1 per 100 lineal feet of road frontage or tenant space.
 - d. Each additional temporary sign shall constitute the need for a temporary sign permit.
 - e. Such signs shall not pose a risk to pedestrian or vehicular safety.
 - f. Such devices shall be at least 10 feet from the property line.

6.37 SI-04 [Residential Permanent Signs]

This Permanent Sign Standards section applies to the following districts:



The following sign regulations apply:

- A. A permanent wall sign no larger than 3 square feet in size is allowed per dwelling unit without a permit.
- B. Special illumination of any wall sign is not permitted.
- C. A permanent gateway ground sign, no larger than 40 square feet in sign area, is allowed at the primary entrance of a subdivision or development containing more than 20 lots or dwelling units.

6.38 SI-05 [High Intensity Residential Permanent Signs]

This Permanent Sign Standards section applies to the following districts:



The following sign regulations apply:

- A. A permanent wall sign no larger than 10 square feet in size is allowed per apartment building or manufactured home park without a permit.
- B. Special illumination of any wall sign is not permitted.
- C. A permanent gateway sign, no larger than 40 square feet in size, is allowed when a multifamily

Sign Standards (SI)

(Continued)

development includes 20 or more dwelling units or a manufactured home park contains more 20 or more dwelling sites.

6.39 SI-06 [Miscellaneous Permanent Signs]

This Permanent Sign Standards section applies to the following districts:



The following sign regulations apply:

- A. A permanent wall sign no larger than 10 square feet in size is allowed on one (1) primary structure without a permit.
- B. A ground sign per primary entrance to a public space or place not exceeding 5 feet in height and 40 square feet in area is allowed without a permit.

6.40 SI-07 [Low Intensity Commercial Permanent Signs]

This Permanent Sign Standards section applies to the following districts:



The following sign regulations apply:

- A. A single-tenant structure on a lot shall be regulated as follows:
 - a. Any combination of wall, ground, awning, projecting sign or permanent window signs are allowed.
 - b. The cumulative square footage of all permanent signs shall not exceed 150 square feet or 2 square feet times the length of the primary structure's facade(s) facing a public roadway, whichever is less.
 - c. Any single wall sign shall not exceed 120 square feet in area and 6 feet in height.
 - d. Any single ground sign shall not exceed 50 square feet per side in area and 6 feet in height.
 - e. Any single awning sign shall not exceed 20 square feet in area and 3 feet in height.
 - f. Any single window sign shall not exceed 20 square feet in area and 3 feet in height.
 - g. Any single projecting sign shall not project more than two (2) feet from the face of the building wall to which it is attached; project nearer than five (5) feet of the curb; extend lower than ten (10) feet above the grade of sidewalk level; nor exceed twenty (20) square feet in sign area per face. Projecting signs may encroach on street right of way where the building adjoins the street right of way and the sign is approved by the Kokomo Board of Public Works and Safety.
- B. Multi-tenant structure(s) on a lot shall be regulated as follows:
 - a. Any combination of wall, awning, projecting sign or permanent window signs are allowed per tenant space.
 - b. The cumulative square footage of all permanent signs per tenant space shall not exceed 150 square feet or 2 square feet times the length of the tenants facade which includes the primary entrance, whichever is less.
 - d. Any single wall sign shall not exceed 120 square feet in area and 6 feet in height.
 - e. Any single awning sign shall not exceed 20 square feet in area and 3 feet in height.
 - f. Any single window sign shall not exceed 20 square feet in area and 3 feet in height.
 - g. Any single projecting sign shall not project more than two (2) feet from the face of the building wall to which it is attached; project nearer than five (5) feet of the curb; extend lower than ten (10) feet above the grade of sidewalk level; nor exceed twenty (20) square feet in sign area per face. Projecting signs may encroach on street right of way where the building adjoins the street right of way and the sign is approved by the Kokomo Board of Public Works and Safety.

Sign Standards (SI)

(Continued)

- C. In addition, a gateway sign is permitted at the primary entrance into a multi-tenant development with 3 or more tenants. This gateway sign shall not exceed 150 square feet in area or one (1) square foot times the length of all the facades facing a public roadway, whichever is less. [For example: If a multi-tenant development has 80 feet of facade facing a public roadway then it would be allowed to have a gateway sign up to 80 square feet in size for the development.] A gateway sign at a secondary entrance, off a street not used by the primary entrance, into a multi-tenant development shall not exceed 50 square feet or one half (0.5) square foot times the length of the façade facing the public roadway served by the secondary entrance, which ever is less.
 - a. Any single gateway sign shall not exceed 150 square feet per side in area and 15 feet in height.
 - b. Any single tenant sign on a gateway sign shall not exceed 35 square feet per side.
- D. Directional signs are permitted on a lot as follows.
 - a. Directional signs shall only contain language and icons to guide pedestrians or motor vehicles into, out of, or around a development.
 - b. Any single directional sign shall not exceed 4 square feet in area and 4 feet in height.
 - c. No more than 2 directional signs shall be used per curb cut onto a public street.
- E. All permanent signs must be located on the lot for which they relate unless approved as a special exception.
- F. On lots without a structure a permanent noncommercial ground sign up to 24 square feet in area is permitted.
- G. All permanent ground signs shall be located at least ten (10) feet from the property line.

6.41 SI-08 [Medium Intensity Business Permanent Signs]

This Permanent Sign Standards section applies to the following districts:



The following sign regulations apply:

All signs require a permit unless otherwise specified.

- A. A single-tenant structure on a lot shall be regulated as follows:
 - a. Any combination of wall, ground, pole, awning, projecting sign or permanent window signs are allowed.
 - b. The cumulative square footage of all permanent signs shall not exceed 300 square feet or 2 square feet times the length of the primary structure's facade(s) facing a public roadway, whichever is less.
 - c. Any single wall sign shall not exceed 200 square feet in area and 8 feet in height.
 - d. Any single ground sign shall not exceed 100 square feet per side in area and 8 feet in height.
 - e. Any single pole sign shall not exceed 60 square feet per side in area and 20 feet in height.
 - f. Any single awning sign shall not exceed 40 square feet in area and 4 feet in height.
 - g. Any single window sign shall not exceed 40 square feet in area and 4 feet in height.
 - h. Any single projecting sign shall not project more than two (2) feet from the face of the building wall to which it is attached; project nearer than five (5) feet of the curb; extend lower than ten (10) feet above the grade of sidewalk level; nor exceed forty (40) square feet in sign area per face. Projecting signs may encroach on street right of way where the building adjoins the street right of way and the sign is approved by the Kokomo Board of Public Works and Safety.
- B. Multi-tenant structure(s) on a lot shall be regulated as follows:
 - a. Any combination of wall, awning, projecting sign or permanent window signs are allowed per tenant space.

Sign Standards (SI)

(Continued)

- b. The cumulative square footage of all permanent signs per tenant space shall not exceed 120 square feet or 2 square feet times the length of the tenants facade which includes the primary entrance, whichever is less.
 - c. A gateway sign is permitted at the primary entrance into a multi-tenant development not to exceed 200 square feet in area or one (1) square foot times the length of the facade facing a public roadway, whichever is less. [For example: If a multi-tenant development has 150 feet of facade facing a public roadway then it would be allowed to have a gateway sign up to 150 square feet in size for the development.] A gateway sign at a secondary entrance, off a street not used by the primary entrance, into a multi-tenant development shall not exceed 50 square feet or one half (0.5) square foot times the length of the façade facing the public roadway served by the secondary entrance, which ever is less.
 - d. Any single wall sign shall not exceed 200 square feet in area and 8 feet in height.
 - e. Any single awning sign shall not exceed 40 square feet in area and 4 feet in height.
 - f. Any single window sign shall not exceed 40 square feet in area and 4 feet in height.
 - g. Any single gateway sign shall not exceed 100 square feet in area per side and 20 feet in height.
 - h. Any single projecting sign shall not project more than two (2) feet from the face of the building wall to which it is attached; project nearer than five (5) feet of the curb; extend lower than ten (10) feet above the grade of sidewalk level; nor exceed forty (40) square feet in sign area per face. Projecting signs may encroach on street right of way where the building adjoins the street right of way and the sign is approved by the Kokomo Board of Public Works and Safety.
- C. Directional signs are permitted on a lot as follows.
- a. Directional signs shall only contain language and icons to guide pedestrians or motor vehicles into, out of, or around a development.
 - b. Any single directional sign shall not exceed 4 square feet in area and 5 feet in height.
 - c. No more than 2 directional signs shall be used per curb cut onto a public street.
- D. Off-premises signs are permitted as follows:
- a. The maximum area of display surface per off-premise sign shall not exceed 300 square feet per side.
 - b. Only one sign board per side is permitted.
 - c. The minimum separation between any two off-premise signs on both sides of all streets or highways shall be 1000 feet.
 - d. Off-premise signs shall not be located closer than 25 feet to any existing or proposed right of way of any street or highway.
 - e. All off-premise signs shall be at least 150 feet from any residential zone and from the nearest property line of any school, church, or institution for human care. Existing signs erected before enactment of this ordinance shall be exempt from this requirement.
 - f. Off-premise signs shall have a maximum height of 50 feet from the grade to the top edge of the sign. Grade shall be defined as the level of the street or highway from which the sign is intended to be viewed.
 - g. Off-premise signs shall have a 10 foot clearance from grade to the bottom edge of sign, including any embellishments.
 - h. Back-to-back off-premise signs may be separated in the shape of the letter "V" if the greatest point of separation between the two sign faces does not exceed 15 feet.
 - i. Embellishments allowed shall not exceed 200 square feet in area. Maximum embellishment of cut-outs shall be: above the sign board, 6 feet; below the sign board, 1 foot; and any sides of the sign board, 3 feet.

Sign Standards (SI)

(Continued)

- E. No two (2) ground or pole signs may be within 75 feet of one another.
- F. All permanent signs must be located on the lot for which they relate unless approved as a special exception.
- G. All permanent ground signs must be located at least ten (10) feet from the property line.
- H. On lots without a structure a permanent noncommercial ground sign up to 24 square feet in area is permitted.
- I. A pole sign shall have a minimum clear zone of 10 feet between the bottom of the face of the sign and ground level. If the pole sign is supported by more than one pole, the space between the poles shall not be enclosed in a manner that infringes upon the minimum clear zone.

6.42 SI-09 [High Intensity Business Permanent Signs]

This Permanent Sign Standards section applies to the following districts:



The following sign regulations apply:

- A. A single-tenant structure on a lot shall be regulated as follows:
 - a. Any combination of wall, ground, pole, projecting sign or awning signs are allowed.
 - b. The cumulative square footage of all permanent signs shall not exceed 300 square feet or 2 square feet times the length of the primary structure's facade(s) facing a public roadway, whichever is less.
 - c. Any single wall sign shall not exceed 200 square feet in area and 8 feet in height.
 - d. Any single ground sign shall not exceed 100 square feet per side in area and 8 feet in height.
 - e. Any single pole sign shall not exceed 60 square feet per side in area and 20 feet in height.
 - f. Any single awning sign shall not exceed 40 square feet in area and 4 feet in height.
 - g. Any single projecting sign shall not project more than two (2) feet from the face of the building wall to which it is attached; project nearer than five (5) feet of the curb; extend lower than ten (10) feet above the grade of sidewalk level; nor exceed forty (40) square feet in sign area per face. Projecting signs may encroach on street right of way where the building adjoins the street right of way and the sign is approved by the Kokomo Board of Public Works and Safety.
- B. Multi-tenant structure(s) on a lot shall be regulated as follows:
 - a. Any combination of wall, projecting sign or awning signs is allowed per tenant space.
 - b. The cumulative square footage of all permanent signs per tenant space shall not exceed 120 square feet or 2 square feet times the length of the tenants facade(s) facing a public roadway, whichever is less.
 - c. A gateway sign is permitted at the primary entrance into a multi-tenant development not to exceed 200 square feet in area or one (1) square foot times the length of the facade facing a public roadway, whichever is less. [For example: If a multi-tenant development has 150 feet of facade facing a public roadway then it would be allowed to have a gateway sign up to 150 square feet in size for the development.] A gateway sign at a secondary entrance, off a street not used by the primary entrance, into a multi-tenant development shall not exceed 50 square feet or one half (0.5) square foot times the length of the façade facing the public roadway served by the secondary entrance, which ever is less.
 - d. Any single wall sign shall not exceed 200 square feet in area and 8 feet in height.
 - e. Any single awning sign shall not exceed 40 square feet in area and 4 feet in height.
 - f. Any single gateway sign shall not exceed 15 feet in height.

Sign Standards (SI)

(Continued)

- g. Any single projecting sign shall not project more than two (2) feet from the face of the building wall to which it is attached; project nearer than five (5) feet of the curb; extend lower than ten (10) feet above the grade of sidewalk level; nor exceed forty (40) square feet in sign area per face. Projecting signs may encroach on street right of way where the building adjoins the street right of way and the sign is approved by the Kokomo Board of Public Works and Safety.
- C. Directional signs are permitted on a lot as follows.
 - a. Directional signs shall only contain language and icons to guide pedestrians or motor vehicles into, out of, or around a development.
 - b. Any single directional sign shall not exceed 4 square feet in area and 5 feet in height.
 - c. No more than 2 directional signs shall be used per curb cut onto a public street.
- D. Off-premises signs are permitted as follows:
 - a. The maximum area of display surface per off-premise sign shall not exceed 300 square feet per side.
 - b. Only one sign board per side is permitted.
 - c. The minimum separation between any two off-premises signs on both sides of all streets or highways shall be 1000 feet.
 - d. Off-premises signs shall not be located closer than 25 feet to any existing or proposed right of way of any street or highway.
 - e. All off-premise signs shall be at least 150 feet from any residential zone and from the nearest property line of any school, church, or institution for human care. Existing signs erected before enactment of this ordinance shall be exempt from this requirement.
 - f. Off-premise signs shall have a maximum height of 50 feet from the grade to the top edge of the sign. Grade shall be defined as the level of the street or highway from which the sign is intended to be viewed.
 - g. Off-premise signs shall have a 10 foot clearance from grade to the bottom edge of sign, including any embellishments.
 - h. Back-to-back off-premise signs may be separated in the shape of the letter "V" if the greatest point of separation between the two sign faces does not exceed 15 feet.
 - i. Embellishments allowed shall not exceed 200 square feet in area. Maximum embellishment of cut-outs shall be: above the sign board, 6 feet; below the sign board, 1 foot; and any sides of the sign board, 3 feet.
- E. No two ground or pole signs may be within 75 feet of one another.
- F. All permanent signs must be located on the lot for which they relate unless approved as a special exception.
- G. On lots without a structure a permanent noncommercial ground sign up to 24 square feet in area is permitted.
- H. All permanent ground signs shall be located at least ten (10) feet from the property line.
- I. A pole sign shall have a minimum clear zone of 10 feet between the bottom of the face of the sign and ground level. If the pole sign is supported by more than one pole, the space between the poles shall not be enclosed in a manner that infringes upon the minimum clear zone.

Parking Standards (PK)

6.43 PK-01

This Parking Standards section applies to the following districts:



The following parking regulations apply:

- A. Each parking space must be at least 180 square feet with a minimum width of nine (9) feet. Any handicap accessible parking spaces must have a width of a minimum of eight (8) feet and an adjacent access aisle of at least five (5) feet wide. Spaces shall have handicap accessible parking space signs that are not obscured when vehicles are parked in the spaces. One in every eight accessible parking spaces shall have an access aisle of eight (8) feet instead of five feet and shall be signed “van accessible”.
- B. Off-street parking spaces may not fully or partially be in a public right-of-way or utility easement.
- C. Vehicles or trailers of any type without current license plates or in an inoperable condition shall be prohibited in residential zone districts other than in completely enclosed buildings and in rear yards.
- D. Vehicles or trailers of any type without current license plates or in an inoperable condition shall be prohibited in commercial zone districts unless fully screened, and shall not be parked or stored in any zone unless specifically authorized under the terms of this Zoning Ordinance.
- E. No vehicle or tractor/trailer of any type may be used for the purpose of personal storage.

6.44 PK-02

This single family detached parking standards section applies to the following districts:



The following parking regulations apply:

- A. Two off-street parking spaces are required per dwelling unit. Neither of the off-street parking spaces required may include spaces within car ports or garages.

6.45 PK-03

This urban residential parking standards section applies to the following districts:



The following parking regulations apply:

- A. Two off-street parking spaces are required per dwelling unit. Up to 50% of the off-street parking spaces required may include spaces within car ports or garages.

6.46 PK-04

This multifamily residential parking standards section applies to the following districts:



The following parking regulations apply:

- A. Two paved off-street parking spaces are required per dwelling unit. In multifamily housing developments at least one (1) space per 2 units is required for visitor parking and shall be spread evenly throughout the development.
- B. Visitor parking spaces cannot include spaces in car ports or garages. Further, any off-street parking space may not fully or partially be in a public right-of-way or utility easement.
- C. Parking lots shall have the same setbacks as the primary structure in the district which they are located. Entrance and exit drives may be within the setback area.

Parking Standards (PK) (Continued)

6.47 PK-05

This Parking Standards section applies to the following districts:



The following parking regulations apply:

- A. Two off-street paved parking spaces are required per dwelling site.
- B. In manufactured or mobile home parks one (1) additional space per 2 dwelling sites is required for visitor parking and shall be spread evenly throughout the development.
- C. Visitor parking spaces cannot include spaces in car ports or garages.

6.48 PK-06

This Parking Standards section applies to off site parking lots and the following districts:



The following parking regulations apply:

- A. All parking lots for commercial, industrial, institutional, business, public and private employee parking, offices, organizations, and places of assembly must be paved.
- B. Expansion of an existing gravel, stone, rock, dirt, sand or grass lot is not permitted.
- C. All ingress/egress into parking areas must be paved.
- D. Parking lots may project into the front yard setback by 25% of the minimum front yard setback. Parking lots may project into the side yard setback by 50% of the minimum front yard setback. Entrance and exit drives may be located within the setback area.
- E. At least 10% of all parking shall be in either the side or rear yard of the primary structure.
- F. Parking spaces shall be striped so as to show each parking space.
- G. Parking aisle widths shall be as follows:
 - a. 90 degree angle space - 24 feet wide parking aisle
 - b. 60 degree angle space - 18 feet wide parking aisle
 - c. 45 degree angle space - 14 feet wide parking aisle
- H. Parking areas shall be designed to prevent vehicles from maneuvering in the public right-of-way; such as backing out into streets or alleys.
- I. Parking areas must be constructed to allow proper drainage.
- J. Parking spaces prescribed in this section must be located either on the premises or on a lot approved by the Plan Commission excluding public parking areas. All required off-street parking spaces, however, must be located within 800 feet of the subject lot.
- K. A single or group of adjacent properties may utilize a shared parking area if the number of spaces required for each use is adequate. The following requirements apply to shared parking:
 - a. Each lot must have at least 80% of the total spaces required for its use available at any given time.
 - b. A written reciprocal parking agreement signed by all property owners shall be demonstrated.
 - c. The Planning Director must approve the shared parking area and written parking agreement.
- L. To reduce traffic congestion and hazards along roadways, off-street parking shall be required for business and industrial uses. The minimum number of parking spaces shall be determined by **adding** up the spaces required for each applicable statement below. The numbers below do not guarantee the quantity needed per use, only minimums are expressed. The petitioner must calculate additional parking spaces that may be necessary.

Parking Standards (PK) (Continued)

Employee parking for office, commercial, institutional, communication/utilities, and industrial uses.	One (1) parking space per employee that potentially can be working at any given time. Businesses with multiple shifts must also provide one (1) additional parking space per two (2) employees on the largest abutting shift. Subtract one (1) parking space per sixty (60) employees and subtract one thirtieth (1/30th) of the total employee spaces if the property is within five hundred (500) feet of a bus or mass transit stop.
Visitor parking for office, institutional and industrial uses.	One (1) visitor parking space per twenty (20) employees working at any given time up to three hundred (300) total employees, plus one (1) visitor space per fifty (50) employees for the amount over three hundred (300) employees.
Visitor parking for nursing home, hospital, or similar facilities.	One (1) visitor space per three (3) beds in a hospital or nursing home facility.
Visitor parking for hotel, motel and other overnight stay facilities.	One (1) visitor parking space per rental unit.
Automobile, tractor, boat, bus or similar sales facility.	Two (2) parking space plus one (1) per sales person working on any given shift.
Restaurants, food services, theater, community center, auditorium, conference center, church racetrack, bars, nightclub or similar facility that seats people.	Parking spaces must equal one third (1/3rd) of the allowable seating capacity.
Furniture, appliance, or similar large item sales facility.	One (1) parking space per four hundred (400) sq. ft. of GFA up to 30,000 sq. ft. and one (1) parking space per 600 sq. ft. above 30,000 sq. ft.
Hardware, home improvement, lumberyard auto parts stores or similar moderate size item sales facility.	One (1) parking space per three hundred (300) sq. ft. of GFA up to 30,000 sq. ft. and one (1) parking space per 400 sq. ft. above 30,000 sq. ft.
Fitness center, health spa, skating rink or similar facilities.	One (1) parking space per three hundred (300) sq. ft. of GFA.
Retail stores, grocery stores, gasoline stations, banks, liquor store, and similar high volume facilities.	One (1) parking space per two hundred fifty (250) sq. ft. of GFA up to 40,000 sq. ft. and one (1) per four hundred (400) sq. ft. up to 80,000 sq. ft. and one (1) per six hundred (600) sq. ft. above 80,000 sq. ft.
Day-care or similar facility.	One (1) parking space per every ten (10) children enrolled. This number of spaces may be reduced by 1/4 in trade for passenger loading spaces.
Airport, heliport or similar facility.	One (1) parking space per five (5) aircraft tie-downs and hangar spaces, plus one (1) per every three (3) waiting room and classroom seats.
Self-storage, warehouse, or similar facility.	One (1) parking space per 5000 sq. ft. for a single tenant facility or one (1) space per six leasable storage units. Loading areas may account for up to 1/4 of this requirement.

Parking Standards (PK) (Continued)

Body shop, vehicle repair, car wash or similar facility.	One (1) parking space per interior service bay and per car wash stall.
Medical facility, clinic, doctor's office or similar facility.	One (1) parking space per treatment or examination room/space.
Barber/beauty shop, fingernail salon, tanning salon, or similar facility	One and one-half (1.5) parking space per operator station and tanning booth.
Governmental offices, service commercial, libraries, organizational office, repair shop, or similar facility.	One (1) parking space per eight hundred (800) sq. ft. of GFA.
Public or private school, trade or business school, or similar functioning facility.	One (1) parking space per two (2) elementary classrooms; and two (2) parking space per junior high classroom; and one (1) parking space per five (5) highschool students; and one (1) space per two (2) students in a trade or business school.
Swimming pool, sport fields, recreational fields, or similar facility.	Twenty (20) spaces per sport field; and one (1) space per 100 sq. ft. of water surface.
Golf course, driving range, batting cages, bowling alley, or similar facility.	Thirty (30) parking spaces per nine (9) holes; and one (1) space per driving range or batting cage lane; and two (2) spaces per alley.

- M. If a use is not clearly noted above, the Planning Director shall determine into which category the uses best fit, therefore determining the parking requirements.
- N. Parking lots shall be designed to not allow pooling water, be constructed on a stone sub-base, and have at least 4 inches of finish paving surface (e.g. concrete, asphalt, and brick pavers).

6.49 PK-07

This Parking Standards section applies to off site parking lots and the following districts:



When a parking lot is required in the above districts, the following parking regulations apply:

- A. Parking lots shall be paved with a minimum of either:
- Three (3) inches of hot asphalt concrete pavement on eight (8) inches of compacted aggregate base on a compacted subgrade; or
 - Six (6) inches of concrete pavement on a compacted subgrade.
- B. All paved parking lots shall have appropriate bumper guards where required for safety.

Parking Standards (PK) (Continued)

C. Handicap Accessible Parking

Handicap accessible parking spaces shall be provided as follows:

Total Parking Spaces in Lot	Minimum Number of Handicap Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and greater	20 plus 1 per 100 over 1000
At medical outpatient units and facilities	10 percent of total spaces serving outpatient unit
At units or facilities specializing in treatments or services for persons with mobility impairments	20 percent of total

Any such handicap accessible spaces are counted towards the total number of parking spaces required by the parking standards sections.”

6.50 PK-08

This Parking Standards section applies to the following districts:



The following parking standards apply:

- A. Off-street parking is not required.

Loading Standards (LD)

6.51 LD-01

This Loading Standards section applies to the following districts:



The following loading standards apply:

- A. All off-street loading berths shall be located on the same lot as the use to be served
- B. No portion of a vehicle using a loading dock shall project into a street or alley right-of-way.
- C. No loading dock shall it be located in front of the primary structure or on a side which faces a public street unless fully screened.
- D. A loading dock shall have an adequate accessibility from an appropriate roadway, maneuvering apron and vertical clearance for truck deliveries. Truck maneuvering in the right-of-way shall not be permitted.

Entrance and Driveway Standards (ED)

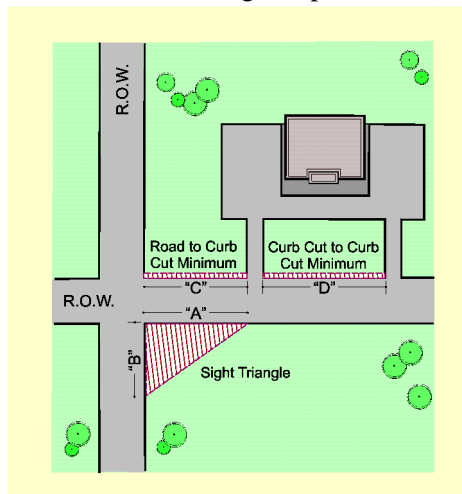
6.52 ED-01

This Entrance and Drive Standards section applies to the following districts:



The following entrance and drive standards apply:

- A. All classification of roads shall be based on the Thoroughfare Plan as found and maintained in the Kokomo Comprehensive Plan.
- B. Under no circumstances shall a lot have more than 2 driveways per street frontage.
- C. No entrance or driveway shall be permitted to be installed:
 - a. Within 100 feet of any intersecting road if along an arterial or collector road (see "C" below in the illustration). If the property is not large enough to achieve a 100 foot separation, then the driveway shall be installed at a location farthest from the intersection.
 - b. Within 50 feet of any intersecting road if along a local road (see "C" below in the illustration). If the property is not large enough to achieve a 50 foot separation, then the driveway shall be installed at a location farthest from the intersection.
- D. The distances for the above standards shall be determined by measuring from right of way line to the curb or edge of pavement (whichever is less) of the entrance or drive.
- E. No two entrances or drives shall be permitted to be installed:
 - a. Within 100 feet of one another if along an arterial or collector road (see "D" below in the illustration).
 - b. Within 50 feet of one another if along a local street (see "D" below in the illustration).
- F. The distances for the above standards shall be determined by measuring from the curb or edge of pavement to the curb or edge of pavement (whichever is less) of each entrance, or drive.



- G. No entrance or driveway shall exceed the following pavement widths for two-way traffic (if one-way, the measurements shall be 1/2 of the below measurements):
 - a. 34 feet if from a commercial, industrial, or institutional zoning district onto an arterial or collector road.
 - b. 30 feet if from a commercial, industrial, or institutional zoning district onto a local street.
 - c. 30 feet if from a multifamily residential zoning district onto an arterial or collector road.
 - d. 28 feet if from a multifamily residential zoning district onto a local street.
 - e. 28 feet if from a single-family residential zoning district onto any type of street.

Entrance and Driveway Standards (ED)

(Continued)

- H. The distances for the above standards shall be determined by measuring from the outside edges of the curb or pavement, whichever is more, of the entrance, or driveway.
- I. The City Engineer may determine if the following are necessary:
 - a. An acceleration or deceleration lane, or
 - b. A passing blister at a new entrance or drive.
 - c. Wider shoulders or approaches for accommodating vehicle turning radii.
- J. The Plan Commission may require multi-lot residential developments to provide interior, local street access instead of allowing multiple driveway access points to arterials or collectors.
- K. The Plan Commission may require multi-lot commercial and industrial developments to provide frontage roads, shared driveways, and other alternate access instead of allowing multiple driveway access points to arterials or collectors.

6.53 ED-02

This Entrance/Drive Standards section applies to the following districts:



The following entrance and drive standards apply:

- A. Manufactured or mobile home parks with 40 or more dwelling sites shall have:
 - a. At least 2 access points shall be required into and out of the manufactured or mobile home park.
 - b. Individual dwelling sites may only have driveways on interior roads.

Vision Clearance Standards (VC)

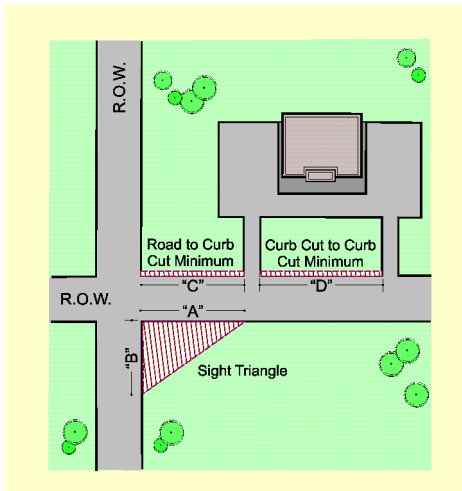
6.54 VC-01

This Vision Clearance Standards section applies to the following districts:



The following vision clearance standards apply:

- A. A clear area must be maintained at every intersection. A vision clearance triangle (also called sight triangle or intersection sight triangle) is used to describe and determine the area on a property to be maintained free of visual obstruction.
- B. The vision clearance triangle is illustrated below. Lengths “A” and “B” are the legs of the triangle along the right-of-way of a public street.
 1. The triangle leg length along the right of way of the local or minor road that has the stop shall be 20 feet, and
 2. The triangle leg length along the arterial, collector or major road shall vary according to the approach speed and in accordance to able of values included within the City of Kokomo Traffic Standards.
- C. No primary or accessory structure, landscaping, fence, wall, ground sign or other obstructions shall be permitted within the visibility clearance triangle. However, the following exceptions may be permitted:
 1. Landscaping shall not exceed 30 inches above the existing ground or pavement elevation.
 2. Pole mounted signs shall have a vertical sight clearance under the sign of at least ten (10) feet (vertical sight clearance equals the area clear from the ground to bottom of sign). Ground mounted signs shall not exceed 30 inches in height.
 3. Species of trees to be planted shall be those for which the maximum diameter of the tree trunk (DBH) at full growth is 12 inches.
 4. Existing trees shall be pruned such that the lowest limbs are no lower than 8 feet above the ground level.
 5. No fences shall be allowed within the vision clearance triangle along arterials and collectors, but may be installed along local roads, not exceeding 30 inches in height and shall be installed outside of the street right-of-way and no closer than 12 feet from the existing edge of the roadways.



Telecommunication Facility Standards (TC)

6.55 TC-01

This Telecommunication Facilities Standards section applies to the following districts:



The following telecommunication facility standards apply:

- A. No new tower shall be permitted unless the applicant demonstrates to the BZA that no existing tower or structure can accommodate the applicant's proposed antenna. Supporting evidence may consist of any of the following conditions:
 - a. No existing towers or structures are located within the geographic area required to meet the applicant's engineering requirements.
 - b. Existing towers or structures are not of sufficient height to meet the applicant's engineering requirements.
 - c. Existing towers or structures do not have sufficient structural strength to support the applicant's proposed antenna and related equipment.
 - d. The applicant's proposed system would cause electromagnetic interference with the system on the existing tower or structure, or the system on the existing tower or structure would cause interference with the applicant's proposed system.
 - e. The fees, cost, or contractual provisions required by the owner to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable. Costs are considered reasonable if they conform to contractual terms standard in the industry or do not exceed the cost of new tower development.
 - f. The applicant demonstrates that there are other limiting factors that render existing towers or structures unsuitable.
- B. New towers shall be designed structurally and electrically to accommodate the applicant's antennas and comparable antennas for at least 2 additional users, and shall not exceed a maximum height of 199 feet or the FAA allowed maximum for the site if less than the maximum. Towers must also be designed to allow for future rearrangement of antennas on the tower and accept antennas mounted at different heights.
- C. The holder of a permit for a tower must allow collocation for at least 2 additional users and must not make access to the tower and tower site for the additional users economically unfeasible. If additional user(s) demonstrate (through an independent arbitrator or other pertinent means, with the cost to be shared by the holder of the permit and the proposed additional user) that the holder of a tower permit has made access to such tower and tower site economically unfeasible, then the permit shall become null and void.
- D. Towers shall not be located within a distance equal to the height of the tower of any dwelling or residential district.
- E. The setback requirements for the zoning district the telecommunication facility is placed apply to all towers, guy wire anchors and tower accessory structures.
- F. The tower location shall provide for the maximum amount of screening of the facilities. The site shall be landscaped and maintained with a buffer of plant materials that effectively screens the view of all tower accessory structures, equipment and improvements at ground level from adjacent properties. The standard buffer shall consist of a landscaped strip at least 4 feet wide outside the perimeter of the area where tower accessory structures and equipment are located at ground level. In locations where the visual impact of the tower would be minimal, the landscaping requirement may be reduced or waived by the Board of Zoning Appeals. Existing mature vegetation and natural land forms on the site shall be preserved to the maximum extent possible or replaced with vegetative screening meeting the intent of this section.

Telecommunication Facility Standards (TC)

(Continued)

- G. All towers shall be reasonably protected against unauthorized access. The bottom of the tower from ground level to 12 feet above ground shall be designed to preclude unauthorized climbing and shall be enclosed with a minimum of a 6 foot high chain link fence with locked gate. Other options may be required by the Board such as an 8 foot tall wooden privacy fence and security fence, with vehicular gate. Sheet metal or plastic slats are not permitted. No part of any tower or antenna, except for guy wires and anchors, shall extend beyond the fenced enclosure.
- H. At least 2 signs shall be mounted on the fenced enclosure, on or adjacent to the gate prohibiting entry without authorization, warning of the danger from electrical equipment and/or unauthorized climbing of the tower, and identifying the owner of the tower and telephone number for contact in case of emergency. Each sign shall be 3 square feet in size. Additionally one (1) no trespassing sign is permitted on each fence side.
- I. No commercial message or sign shall be affixed to any tower or antenna.
- J. All towers, antennas and accessory structures shall use building materials, colors, textures, screening and landscaping that blend the facilities with the surrounding natural features and built environment to the greatest extent possible. The tower shall be a color that minimizes visibility unless otherwise required by FAA or FCC regulations.
- K. All metal towers shall be constructed or treated with corrosion resistant material.
- L. Adequate parking spaces shall be provided on each site so that parking on public road right-of-way will not be necessary. Additional parking may be required by the Planning Director if the minimum parking proves to be inadequate.
- M. An access driveway must be installed and must be 12 feet wide unless an existing drive of equal width is already in place. Any access driveway must be paved in public rights-of-way, but may be stone or slag in other areas.
- N. All towers and antennas shall comply with all FCC and FAA rules and regulations.
- O. Design and installation of all towers and antennas shall comply with the manufacturer's specifications and with ANS/TIA/EIA standards. Plans shall be approved and stamped by a professional engineer registered in the State of Indiana.
- P. Installation of all towers and antennas shall comply with all applicable state and local building and electrical codes.
- Q. The monopole design is the preferred tower structure, but self-supporting is also allowed. Use of guy or lattice towers must be justified on the basis of collocation opportunities or specific structural requirements. Monopoles may be hidden in silos, church steeples, smokestacks etc.
- R. Towers and antennas shall not be illuminated in any way unless required by FCC or FAA regulations. FCC or FAA regulations must be demonstrated to the Planning Director prior to installation.
- S. No temporary mobile communication sites are permitted except in the case of equipment failure, equipment testing, equipment replacement, or in the case of an emergency situation authorized by the Planning Director. Use of temporary mobile communication sites for testing purposes shall be limited to 7 working days, and the use of temporary mobile communication sites for equipment failure, equipment replacement, or in case of emergency situations, shall be limited to 30 days, unless extended in writing by the Planning Director.
- T. A letter of credit or bond in the amount of \$10,000 shall be filed with the City of Kokomo Board of Public Works to provide for removal of a wireless communication facility and site restoration in the event that removal should be required. The improvement location permit for a wireless communication facility shall not be issued until the Board of Public Works has notified the Planning Director of their acceptance of the letter of credit or bond.
- U. All unused towers and antennas must be removed at the expense of the service provider and/or

Telecommunication Facility Standards (TC)

(Continued)

owner, within 6 months of cessation of operation or use, unless a written exemption is provided by the Planning Director. After the facilities are removed, the site shall be restored to its original condition or as close as feasibly possible. Specifically, all structures and anchoring elements shall be removed above grade and 4 feet below ground level, so that the site is suitable for redevelopment. If removal and/or restoration is not completed within 90 days of the expiration of the 6 month period specified herein, the Planning Director is authorized to request the City of Kokomo Board of Public Works to complete the removal and site restoration. The cost shall be assessed against the letter of credit or bond described above.

Corridor Enhancement Standards (CE)

6.56 CE-01

This Corridor Enhancement Standards section applies to the following districts:



The following corridor enhancement standards apply:

- A. *Traffic Management:* The design and location of proposed street access points must minimize congestion. The entrances, streets and internal traffic facilities must be compatible with existing and planned streets in adjacent developments. Shared driveways and internal connections to adjacent sites are required wherever feasible.
- B. *Pedestrian Access:* The design of the proposed development plan must provide adequate pedestrian connections within the development and safe street crossings to adjacent land. This includes a sidewalk along adjacent street(s). The Plan Commission may determine that an alternative to a sidewalk along adjacent street(s) better serves the purpose of connecting commercial destinations.
- C. *Facades greater than 100 feet in length:* In order to add architectural interest and variety and avoid the effect of a single, long or massive wall with no relation to human size, the following additional standards apply for facades greater than 100 feet in length. A standardized prototype design must be modified if necessary to meet the provisions of this Article.
 - a. No wall that faces a street or connecting walkway may have an uninterrupted length exceeding 100 feet without including at least 2 of the following design elements:
 - change in plane (recess or projection),
 - distinguishable change in texture or masonry pattern,
 - add windows which comprise at least 10% of the entire facade area, or
 - an equivalent element that subdivides the wall into human scale proportions.
 - b. Any change in wall plane such as projections or recesses must have a depth of at least 3% of the length of the facade.
 - c. Building facades must include a repeating pattern that includes color change and texture change. At least one (1) element (texture or color change) must repeat horizontally. Both elements must repeat at intervals of no more than 30 feet, either horizontally or vertically.
- D. *Facades Generally:* The building facade facing any adjacent street must have a finished facade. No loading docks or trash collection bins may be placed on or along the facades that face any adjacent street.
- E. *Entrances:* Each establishment on a site shall have clearly defined, highly visible customer entrances featuring at least 2 of the following:
 - canopies or porticos,
 - recesses/projections,
 - arcades,
 - peaked roof forms,
 - arches,
 - display windows, or
 - architectural details such as tile work and moldings which are integrated into the building structure and design.
- F. *Central Features and Community Space:* Proposed developments or projects that include over

Corridor Enhancement Standards (CE)

(Continued)

150,000 square feet must comply with the following standards. This square footage requirement applies to any combination of buildings or lots in a cohesive commercial project or development.

- a. Each development or project must contribute to the establishment or enhancement of community and public spaces by providing at least 2 of the following:
 - patio/seating area,
 - pedestrian plaza with benches,
 - transportation center (bus station, etc.),
 - window shopping walkway,
 - outdoor playground area,
 - water feature,
 - clock tower, or
 - other such deliberately shaped area and/or a focal feature or amenity that, in the judgment of the Plan Commission, adequately enhances the development's community and public spaces.
- b. Any such areas shall have direct access to the public sidewalk network and such features shall not be constructed of materials that are inferior to the principal materials of the building and landscape.

Sexually Oriented Business Standards (SX)

6.57 SX-01

This Sexually Oriented Business Standards section applies to the following districts:



The following sexually oriented business standards apply:

- A. Accessory Sexually Oriented Retail Business: Any business with at least 10% but less than 40% of its stock in trade or of gross public floor area devoted to the sale, rental or display of sexually oriented materials must abide by the following regulations.
- The business must restrict access to any person under the age of 18 to either the entire business or to a separate room or section containing all of the sexually oriented materials.
 - If restricting access to the entire business, then the business:
 - Shall not be open to any person under the age of 18.
 - Shall provide a sign at the entrance stipulating that persons under 18 are not permitted inside.
 - Shall have access controlled by electronic or other means to provide assurance that persons under age 18 will not easily gain admission or the general public will not accidentally enter such business; or provide continuous video or window surveillance of the business entrance(s) by store personnel.
 - Shall not display sexually oriented materials in windows. Any existing windows shall be maintained as visually “neutral” in the store facade with non-explicit displays. Any sexually oriented materials, on display within the store, shall be screened so they are not visible to persons looking at window displays.
 - If restricting access to a separate room or section, then the room or section:
 - Shall not be open to any person under the age of 18.
 - Shall have a sign at the entrance stipulating that persons under 18 are not permitted inside.
 - Shall be physically and visually separated from the remainder of the business by an opaque wall of durable material, reaching at least eight feet high or to the ceiling, which ever is less.
 - Shall be located so that the entrance to it is as far as reasonably practicable from media or other inventory in the store likely to be of particular interest to children.
 - Shall have access controlled by electronic or other means to provide assurance that persons under age 18 will easily not gain admission or the general public will not accidentally enter such room or section; or provide continuous video or window surveillance of the room by store personnel.
 - Shall not display sexually oriented materials in any business windows. Any existing windows shall be maintained as visually “neutral” in the store facade with non-explicit displays. Any sexually oriented materials, on display within the room or section, shall be screened so they are not visible to persons outside the room or section.

6.58 SX-02

This Sexually Oriented Business Standards section applies to the following districts:



The following sexually oriented business standards apply:

- A. Sexually Oriented Retail Business - Any business with at least 40% of stock in trade or of gross public floor area devoted to the sale, rental or display of sexually oriented materials must abide by the following regulations.
- The business shall not locate within 500 feet radius of a school, church or similar place of worship, library, public park, residential use or district, sexually oriented entertainment business or other

Sexually Oriented Business Standards (SX)

(Continued)

sexually oriented retail business. The distance is measured from the nearest property line to nearest property line in all directions.

- b. The business shall not locate within 100 feet of the right-of-way of any state or federal highway as measured from the nearest property line of the business.
- c. The business shall not be open to any person under the age of 18.
- d. The business shall not display sexually oriented materials in windows. Any existing windows shall be maintained as visually “neutral” in the store facade with non-explicit displays.
- e. The business shall not offer on-site entertainment.

B. Sexually Oriented Entertainment Business: A Sexually oriented entertainment business shall abide by the following regulations.

- a. The business shall not locate within 500 feet radius of a school, church or similar place of worship, library, public park, residential use or district, sexually oriented retail business or other sexually oriented entertainment business. The distance is measured from the nearest property line to nearest property line in all directions.
- b. The business shall not locate within 100 feet of the right of way of any state or federal highway as measured from the nearest property line of the business.
- c. The business shall not be open to any person under the age of 18.
- d. The business shall not display sexually oriented materials in windows. Any existing windows shall be maintained as visually “neutral” in the store facade with non-explicit displays.
- e. The business shall offer entertainment only in rooms or spaces which each have a gross public floor area of at least 600 square feet, excluding restrooms, hallways and entryways. Such rooms or spaces shall not be subdivided by temporary or permanent walls or dividers.
- f. Shall not sell, rent or display sexually oriented materials.

Special Exception Standards (SE)

6.59 SE-01

This Special Exception Standards section applies to the following districts:



The following special exception standards apply:

- A. The development standards assigned to each zoning district are considered appropriate for the permitted uses within that district. However, the development standards are not considered appropriate for all special exception uses within a zoning district. For instance, some business uses are allowed in residential districts as special exceptions. In this case, residential development standards would not necessarily be applicable.
- B. The Board of Zoning Appeals shall determine which development standard sections within Article Six shall apply to all Special Exception Uses. The development standards determined to apply shall be documented in the application and approval.
- C. If the special exception use is a permitted use within another district, the development standards for that district must be used as a guideline.
- D. In situations where the special exception use is not a permitted use in any district, the most stringent development standards may be assigned by the Board of Zoning Appeals as appropriate.
- E. The approval process and criteria for Special Exceptions is in Article Twelve of this Zoning Ordinance.
- F. All special exceptions must meet the following requirements:

Special Exception	Development Standard Requirements
All Single Family Residential Uses	Development standards from R1 District
All Multifamily Residential Uses	Development standards from M1 District
All Other Residential Uses	Development standards from R1 District
Institutional/Public Facility Uses	Development standards from IS District
Business: Auto Sales/Services Uses	Development standards from C2 District
Business: Food Sales/Service Uses	Development standards from C1 District
Business: General Business Uses	Development standards from C1 District
Business: Office/Professional Uses	Development standards from OC District
Business: Retail Uses	Development standards from C2 District
Business: Personal Service Uses	Development standards from C1 District
Business: Recreation Uses	Development standards from PR District
Communication/Utility Uses	Development standards from I1 District
Industrial Uses	Development standards from I2 District

Miscellaneous Standards (MC)

6.60 MC-01

This Miscellaneous Standards section applies to the following districts:



The following miscellaneous standards apply:

- A. Storage or parking of recreational vehicles is subject to the following conditions:
- B. At no time may anyone occupy or use a parked or stored recreational vehicle for living, sleeping or housekeeping purposes, except as outlined below.
- C. A property owner may allow a recreational vehicle to park on the owner's property for up to 15 consecutive days, but not to exceed 30 total days in any one calendar year to allow a visit by the recreational vehicle's occupant or maintenance of such a vehicle.
- D. No more than one (1) recreational vehicle may be stored or parked outdoors on a residential parcel at any one time.
- E. A recreational vehicle shall not be parked on a parcel without a primary building.
- F. The owner of a recreational vehicle may store or park the recreational vehicle behind or alongside the primary building in such a manner that no part of the vehicle projects beyond the front of the primary structure, side yard setback, or rear yard setback.
- G. A recreational vehicle shall not block a sidewalk.
- H. A recreational vehicle shall not be used for personal storage.

6.61 MC-02

This Public Improvement Standards section applies to the following districts:



The following public improvement standards apply:

- A. Developments are permitted only if the public streets, drainage facilities, and utilities are adequate to serve the proposed development.
- B. If a public street, drainage facility, or public utility is deemed inadequate to handle the anticipated impact of the development the development project shall not be permitted.
- C. The petitioner may volunteer to overcome the inadequate public street, drainage facility, or public utilities by negotiating or coordinating a remedy with the City Engineer, Board of Public Works, and/or Common Council. Upon execution of a written contract the adequate public facility standard shall be deemed to be met.
- D. When public improvements are being completed by the petitioner, performance and maintenance guarantees for such improvements shall be determined.

6.62 MC-03

This Miscellaneous Standards section applies to the following districts:



The following miscellaneous standard applies:

- A. Street addresses must be posted on all primary structures and be visible from primary roadway and/or be posted on mailbox or other suitable structures visible from primary roadway.

Miscellaneous Standards (MC)

(Continued)

6.63 MC-04

This Miscellaneous Standards section applies to the following districts:



The following miscellaneous standards apply:

- A. Dumpsters, compactors and similar containers must be screened on all sides by a fence or wall. However, glass or similar translucent and breakable materials shall not be used.
- B. The height of the enclosure must be five (5) feet tall or higher if the height does not block the view of the dumpster, compactor or similar container.

6.64 MC-05

This Miscellaneous Standards section applies to the following districts:



The following miscellaneous standards apply:

- A. Temporary outdoor storage of construction materials, palettes and like materials must be shielded from view with a 6 foot privacy fence on all sides.
- B. Outdoor storage of products or materials for sale must be approved by the Planning Director.

6.65 MC-06

This Miscellaneous Standards section applies to the following districts:



The following miscellaneous standard applies:

- A. Manufactured or Mobile Home Parks must be in accordance with IC 16-11-27-1 et. seq., Rule 410 IAC 6-6 and their subsequent amendments, the State Board of Health requirements, and the requirements of this Zoning Ordinance.
- B. Each manufactured or mobile home in a manufactured or mobile home park must be tied down and have perimeter skirting.

